

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Swan Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$849,000

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Footscray

Period - From

05/03/2021

to

04/03/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 1//30 Market St, West Footscray, Vic 3012, Australia | \$800,000 | 09/12/2021 |
| 2 | 21 Souter Cr FOOTSCRAY 3011 | \$850,000 | 17/12/2021 |
| 3 | 3b Liverpool St FOOTSCRAY 3011 | \$810,000 | 15/02/2022 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/03/2022 14:16



2 2 1

Rooms: 4

Property Type: House

Land Size: 110 sqm approx

Agent Comments

Comparable Properties

1/30 Market St, West Footscray, Vic 3012, Australia (REI)

Agent Comments

2 2 1

Price: \$800,000

Method:

Date: 09/12/2021

Property Type: Apartment



21 Souter Cr FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$850,000

Method: Private Sale

Date: 17/12/2021

Property Type: House



3b Liverpool St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$810,000

Method: Sold Before Auction

Date: 15/02/2022

Property Type: Townhouse (Res)