

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

19 Souter Crescent, Footscray Vic 3011

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$864,000

Property Type

House

Suburb

Footscray

Period - From

01/07/2022

to

30/09/2022

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	5/21 Goulburn St YARRAVILLE 3013	\$770,000	19/11/2022
2	24 Vine St WEST FOOTSCRAY 3012	\$760,000	28/10/2022
3	1/732 Barkly St WEST FOOTSCRAY 3012	\$736,000	14/07/2022

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:

29/11/2022 14:38



2 1 1

Rooms: 3

Property Type: House

Land Size: 113 sqm approx

Agent Comments

Comparable Properties



5/21 Goulburn St YARRAVILLE 3013 (REI)

Agent Comments

2 - 1

Price: \$770,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Townhouse (Res)



24 Vine St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$760,000

Method: Private Sale

Date: 28/10/2022

Rooms: 2

Property Type: Townhouse (Res)

Land Size: 164 sqm approx



1/732 Barkly St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 2 1

Price: \$736,000

Method: Sold Before Auction

Date: 14/07/2022

Property Type: Townhouse (Res)