Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

40 Liverpool Street, Footscray Vic 3011
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Indicative selling price

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

Range between \$590,000	&	\$645,000
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Median sale price

Median price	\$850,000	Pro	perty Type	House		Suburb	Footscray
Period - From	26/05/2019	to	25/05/2020		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

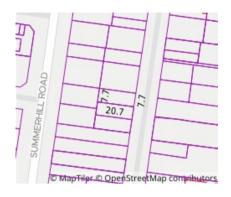
Add	dress of comparable property	Price	Date of sale
1	32 Southampton St FOOTSCRAY 3011	\$810,000	03/04/2020
2	29 Errol St FOOTSCRAY 3011	\$805,000	14/03/2020
3	27 Liverpool St FOOTSCRAY 3011	\$775,000	04/12/2019

OR

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

This Statement of Information was prepared on:	26/05/2020 13:10











Property Type: House

Land Size: 158.398 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$645,000 **Median House Price** 26/05/2019 - 25/05/2020: \$850,000

Comparable Properties



32 Southampton St FOOTSCRAY 3011 (REI)







Price: \$810.000 Method: Private Sale Date: 03/04/2020

Rooms: 3

Property Type: House (Res) Land Size: 192 sqm approx

29 Errol St FOOTSCRAY 3011 (REI/VG)

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Agent Comments

Agent Comments

Price: \$805,000 Method: Auction Sale Date: 14/03/2020

Property Type: House (Res) Land Size: 286 sqm approx



27 Liverpool St FOOTSCRAY 3011 (VG)







Price: \$775,000 Method: Sale Date: 04/12/2019

Property Type: House (Res) Land Size: 192 sqm approx **Agent Comments**

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