

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

40 Liverpool Street, Footscray Vic 3011

Indicative selling price

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

Range between \$590,000

&

\$645,000

Median sale price

Median price \$850,000

Property 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	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 comparable properties 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

40 Liverpool Street, Footscray Vic 3011



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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 Southamption St FOOTSCRAY 3011 (REI)

Agent Comments

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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)

Agent Comments

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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)

Agent Comments

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Price: \$775,000
Method: Sale
Date: 04/12/2019
Property Type: House (Res)
Land Size: 192 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.