

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

2 Essex Street, Footscray Vic 3011

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,014,000 Property Type House Suburb Footscray

Period - From 01/10/2023 to 30/09/2024 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	8 Southampton St FOOTSCRAY 3011	\$910,000	11/09/2024
2	20 Dove St WEST FOOTSCRAY 3012	\$880,000	10/08/2024
3	91 Creswick St FOOTSCRAY 3011	\$1,395,000	25/07/2024

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:

07/11/2024 16:49



Rooms: 5
Property Type: House
Land Size: 262.487 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending September 2024: \$1,014,000

Comparable Properties



8 Southampton St FOOTSCRAY 3011 (REI)

[Agent Comments](#)



Price: \$910,000
Method: Sold Before Auction
Date: 11/09/2024
Property Type: House (Res)



20 Dove St WEST FOOTSCRAY 3012 (REI/VG)

[Agent Comments](#)



Price: \$880,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 392 sqm approx



91 Creswick St FOOTSCRAY 3011 (REI/VG)

[Agent Comments](#)



Price: \$1,395,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: House (Res)
Land Size: 249 sqm approx

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