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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,045,000			
Median sale pi	rice							
Median price	\$1,014,000	Pro	operty Type	Hou	ise		Suburb	Footscray
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ado	dress 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

Agent Comments

Agent Comments

Comparable Properties



8 Southampton St FOOTSCRAY 3011 (REI)



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)



Price: \$1,395,000

Method: Sold Before Auction Date: 25/07/2024 Property Type: House (Res) Land Size: 249 sqm approx

Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681



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