

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

6 Steet Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$1,063,000

Property Type

House

Suburb

Footscray

Period - From

06/09/2021

to

05/09/2022

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	1 Summerhill Rd FOOTSCRAY 3011	\$868,000	08/07/2022
2	10 Norfolk St MAIDSTONE 3012	\$820,000	03/08/2022
3	208 Gordon St FOOTSCRAY 3011	\$749,000	14/05/2022

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:

06/09/2022 10:01

6 Steet Street, Footscray Vic 3011



0 0 1

Rooms: 5

Property Type: House

Land Size: 266.137 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

06/09/2021 - 05/09/2022: \$1,063,000

Comparable Properties



1 Summerhill Rd FOOTSCRAY 3011 (REI)

Agent Comments

3 2 1

Price: \$868,000

Method: Private Sale

Date: 08/07/2022

Property Type: House



10 Norfolk St MAIDSTONE 3012 (REI)

Agent Comments

3 1 1

Price: \$820,000

Method: Private Sale

Date: 03/08/2022

Rooms: 3

Property Type: House (Res)

Land Size: 315 sqm approx

208 Gordon St FOOTSCRAY 3011 (REI/VG)

Agent Comments

3 1 -

Price: \$749,000

Method: Auction Sale

Date: 14/05/2022

Rooms: 3

Property Type: House (Res)

Land Size: 285 sqm approx

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



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