

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

19 Moore Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,040,000

Property Type

House

Suburb

Footscray

Period - From

01/04/2021

to

31/03/2022

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	30 Walter St SEDDON 3011	\$1,150,000	19/03/2022
2	10 Gallant St FOOTSCRAY 3011	\$1,060,000	05/02/2022
3	55 Moore St FOOTSCRAY 3011	\$990,000	16/05/2022

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:

30/06/2022 10:26



Property Type:
Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2022: \$1,040,000

Comparable Properties

30 Walter St SEDDON 3011 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 362 sqm approx

10 Gallant St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 05/02/2022

Property Type: House (Res)

Land Size: 290 sqm approx

55 Moore St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 16/05/2022

Property Type: House

