

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

2/9 Leander Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$865,000

Median sale price

Median price

\$888,888

Property Type

House

Suburb

Footscray

Period - From

14/01/2020

to

13/01/2021

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	12A Winston St MAIDSTONE 3012	\$855,000	29/10/2020
2	2/2 Gordon St MARIBYRNONG 3032	\$830,000	11/01/2021
3			

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:

14/01/2021 19:34



3 2 1

Property Type: Townhouse (Res)

Land Size: 162 sqm approx

Agent Comments

Comparable Properties



12A Winston St MAIDSTONE 3012 (REI/VG)

Agent Comments

4 3 1

Price: \$855,000

Method: Private Sale

Date: 29/10/2020

Property Type: Townhouse (Res)

Land Size: 322 sqm approx



2/2 Gordon St MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$830,000

Method: Private Sale

Date: 11/01/2021

Property Type: Townhouse (Single)

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.