

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

17 Newell Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,039,000

Property Type

House

Suburb

Footscray

Period - From

01/07/2021

to

30/09/2021

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	29 Parker St, Footscray, Vic 3011, Australia	\$1,127,500	07/10/2021
2	37 Cowper St FOOTSCRAY 3011	\$1,270,000	20/11/2021
3	22 Adelaide St FOOTSCRAY 3011	\$1,120,000	17/07/2021

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:

22/11/2021 09:54



 3  1  1

Rooms: 5

Property Type: House

Land Size: 300.425 sqm approx

Agent Comments

Comparable Properties



29 Parker St, Footscray, Vic 3011, Australia (REI)

Agent Comments

 2  1  1

Price: \$1,127,500

Method:

Date: 07/10/2021

Property Type: House



37 Cowper St FOOTSCRAY 3011 (REI)

Agent Comments

 3  1  1

Price: \$1,270,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)



22 Adelaide St FOOTSCRAY 3011 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,120,000

Method: Sold Before Auction

Date: 17/07/2021

Property Type: House

Land Size: 229 sqm approx