

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

175 Gordon Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$939,500

Property Type

House

Suburb

Footscray

Period - From

01/10/2020

to

31/12/2020

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	64 Raleigh St FOOTSCRAY 3011	\$1,030,000	03/03/2021
2	109 Summerhill Rd FOOTSCRAY 3011	\$990,000	26/02/2021
3	30 White St FOOTSCRAY 3011	\$930,000	28/11/2020

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:

16/03/2021 10:01



4 -

Property Type: House (Res)
Land Size: 255 sqm approx
Agent Comments

Indicative Selling Price

\$950,000 - \$990,000

Median House Price

December quarter 2020: \$939,500

Comparable Properties



64 Raleigh St FOOTSCRAY 3011 (REI)

3 1 1

Price: \$1,030,000
Method: Auction Sale
Date: 03/03/2021
Property Type: House (Res)
Land Size: 224 sqm approx

Agent Comments

Same size block, different location



109 Summerhill Rd FOOTSCRAY 3011 (REI)

3 1 1

Price: \$990,000
Method: Sold Before Auction
Date: 26/02/2021
Property Type: House (Res)
Land Size: 297 sqm approx

Agent Comments

bigger size block, similar location



30 White St FOOTSCRAY 3011 (VG)

3 - -

Price: \$930,000
Method: Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 289 sqm approx

Agent Comments

bigger size block, sold in November 2020, market has increased since then.