

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

66 Newell Street, Footscray Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$950,000

House

X

Unit

Suburb Footscray

Period - From 01/07/2018

to

30/09/2018

Source REIV

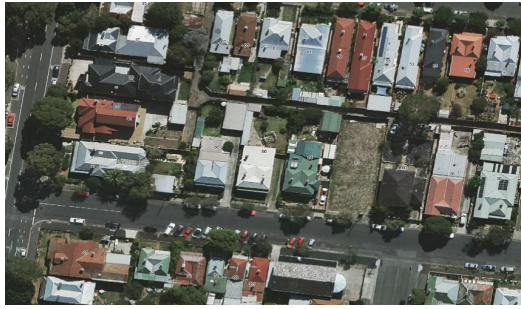
Comparable property sales (*Delete A or B below as applicable)

- 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	58 Whitehall St FOOTSCRAY 3011	\$1,230,000	30/10/2018
2	7 Coward St FOOTSCRAY 3011	\$1,221,000	15/12/2018
3	25 Creswick St FOOTSCRAY 3011	\$1,115,000	08/09/2018

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.



4
 1

Rooms:
Property Type:
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 September quarter 2018: \$950,000

Comparable Properties



58 Whitehall St FOOTSCRAY 3011 (VG)

3
 -
 -

Price: \$1,230,000
Method: Sale
Date: 30/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 499 sqm approx

Agent Comments

Activity Centre Zone

7 Coward St FOOTSCRAY 3011 (REI)

3
 2
 1

Price: \$1,221,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

Activity Centre Zone

25 Creswick St FOOTSCRAY 3011 (REI/VG)

3
 1
 2

Price: \$1,115,000
Method: Auction Sale
Date: 08/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments