

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

143 Summerhill Road, Footscray Vic 3011

Indicative selling price

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

Range between

\$830,000

&

\$910,000

Median sale price

Median price

\$1,040,000

Property Type

House

Suburb

Footscray

Period - From

01/01/2020

to

31/03/2020

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 Leander St FOOTSCRAY 3011	\$910,000	16/04/2020
2	14 Dudley St FOOTSCRAY 3011	\$895,000	14/03/2020
3	71 Summerhill Rd FOOTSCRAY 3011	\$873,000	12/02/2020

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:

10/07/2020 11:36

143 Summerhill Road, Footscray Vic 3011



3 1 0

Property Type: House
Land Size: 191 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$910,000
Median House Price
March quarter 2020: \$1,040,000

Comparable Properties

64 Leander St FOOTSCRAY 3011 (REI/VG)

3 1 1

Agent Comments

Renovated but with basic kitchen and bathroom.

Price: \$910,000
Method: Sold Before Auction
Date: 16/04/2020
Property Type: House
Land Size: 235 sqm approx



14 Dudley St FOOTSCRAY 3011 (REI/VG)

3 1 -

Agent Comments

In its original condition but livable

Price: \$895,000
Method: Auction Sale
Date: 14/03/2020
Property Type: House (Res)
Land Size: 261 sqm approx



71 Summerhill Rd FOOTSCRAY 3011 (REI/VG)

4 1 1

Agent Comments

Unrenovated

Price: \$873,000
Method: Auction Sale
Date: 12/02/2020
Rooms: 5
Property Type: House (Res)
Land Size: 350 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.