

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

24 Steet Street, Footscray Vic 3011

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$910,000 Property Type House Suburb Footscray

Period - From 01/10/2019 to 30/09/2020 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	168 Geelong Rd FOOTSCRAY 3011	\$1,131,000	14/12/2020
2	428 Barkly St FOOTSCRAY 3011	\$1,065,500	27/10/2020
3	17 Commercial Rd FOOTSCRAY 3011	\$1,050,000	22/12/2020

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:

14/01/2021 09:47



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Property Type: House

Land Size: 464.259 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending September 2020: \$910,000

Comparable Properties



168 Geelong Rd FOOTSCRAY 3011 (REI)

Agent Comments

4
 2
 1

Price: \$1,131,000

Method: Sold Before Auction

Date: 14/12/2020

Property Type: House (Res)



428 Barkly St FOOTSCRAY 3011 (REI)

Agent Comments

3
 2
 1

Price: \$1,065,500

Method: Private Sale

Date: 27/10/2020

Property Type: House



17 Commercial Rd FOOTSCRAY 3011 (REI)

Agent Comments

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Price: \$1,050,000

Method: Private Sale

Date: 22/12/2020

Property Type: Land