

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

23/44 Everard Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$542,500

Property Type

Unit

Suburb

Footscray

Period - From

01/04/2021

to

30/06/2021

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	501/99 Donald St FOOTSCRAY 3011	\$535,000	31/07/2021
2	605/250 Barkly St FOOTSCRAY 3011	\$520,000	30/08/2021
3	703A/10 Droop St FOOTSCRAY 3011	\$490,000	24/05/2021

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:

12/10/2021 11:05



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: 69 sqm approx

Agent Comments

Two bedroom apartment in a boutique block, walking distance to West Footscray Train Station

Comparable Properties

501/99 Donald St FOOTSCRAY 3011 (VG)

2 - -

Price: \$535,000

Method: Sale

Date: 31/07/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Agent Comments

Newer block, closer to the city and similar density.



605/250 Barkly St FOOTSCRAY 3011 (REI)

2 1 1

Price: \$520,000

Method: Private Sale

Date: 30/08/2021

Property Type: Apartment

Agent Comments

Similar size, higher density block but closer to the CBD



703A/10 Droop St FOOTSCRAY 3011 (VG)

2 - -

Price: \$490,000

Method: Sale

Date: 24/05/2021

Property Type: Strata Unit/Flat

Agent Comments

Smaller internally, larger balcony, higher density block, but closer to the CBD