

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

11 Leander Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Footscray

Period - From

26/01/2020

to

25/01/2021

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	36 Leander St FOOTSCRAY 3011	\$842,000	12/12/2020
2	20 Chatham St FOOTSCRAY 3011	\$780,000	17/08/2020
3	53 Elphinstone St WEST FOOTSCRAY 3012	\$750,000	28/10/2020

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:

26/01/2021 12:21



3 1 2

Property Type: house

Land Size: 323m2 sqm approx

Agent Comments

Comparable Properties



36 Leander St FOOTSCRAY 3011 (REI)

2 1 1

Price: \$842,000

Method: Auction Sale

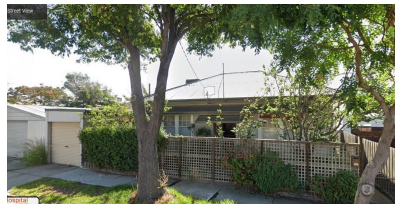
Date: 12/12/2020

Property Type: House

Land Size: 190 sqm approx

Agent Comments

This property has period features and is more renovated.



20 Chatham St FOOTSCRAY 3011 (VG)

2 - -

Price: \$780,000

Method: Sale

Date: 17/08/2020

Property Type: House (Res)

Land Size: 278 sqm approx

Agent Comments



53 Elphinstone St WEST FOOTSCRAY 3012 (REI)

3 1 2

Price: \$750,000

Method: Auction Sale

Date: 28/10/2020

Property Type: House (Res)

Land Size: 370 sqm approx

Agent Comments