### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 30 Leander Street, Footscray Vic 3011

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$699,000									
Median sale price										
Median price	\$1,020,000	Pro	operty Type	Ηοι	ISE		Suburb	Footscray		
Period - From	03/05/2021	to	02/05/2022		Sc	ource	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

03/05/2022 15:50



# hockingstuart





Rooms: 3 Property Type: House Land Size: 182.814 sqm approx Agent Comments Indicative Selling Price \$699,000 Median House Price 03/05/2021 - 02/05/2022: \$1,020,000

## **Comparable Properties**

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.

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