

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

2/10 Swan Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$859,000

Median sale price

Median price

\$1,040,000

Property Type

House

Suburb

Footscray

Period - From

01/04/2021

to

31/03/2022

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	18b Milton St WEST FOOTSCRAY 3012	\$872,500	30/03/2022
2	1/15a Richelieu St WEST FOOTSCRAY 3012	\$859,000	19/03/2022
3	6 Graham St WEST FOOTSCRAY 3012	\$830,000	01/04/2022

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:

14/05/2022 16:17



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



18b Milton St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 2 1

Price: \$872,500

Method: Sold Before Auction

Date: 30/03/2022

Property Type: Townhouse (Res)



1/15a Richelieu St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3 1 1

Price: \$859,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Townhouse (Res)

Land Size: 170 sqm approx



6 Graham St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$830,000

Method: Sold Before Auction

Date: 01/04/2022

Property Type: House (Res)