

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

19 Southampton Street, Footscray Vic 3011

Indicative selling price

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

Range between \$950,000 & \$970,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Footscray

Period - From 01/01/2021 to 31/12/2021 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	71 Southampton St FOOTSCRAY 3011	\$970,000	20/11/2021
2	4 Batman St FOOTSCRAY 3011	\$967,500	23/10/2021
3	6 Maddock St FOOTSCRAY 3011	\$925,000	20/11/2021

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:

03/02/2022 16:57



Property Type: House (Res)

Agent Comments

Comparable Properties



71 Southampton St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 20/11/2021

Rooms: 5

Property Type: House

Land Size: 266 sqm approx



4 Batman St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$967,500

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)

Land Size: 232 sqm approx



6 Maddock St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$925,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Land Size: 287 sqm approx