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 | 41 Adelaide Street, Footscray Vic 3011 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Single price \$815,000

Median sale price

| Median price \$1,000,000 | Pro | pperty Type Hou | ıse | | Suburb Footscray |
|--------------------------|-----|-----------------|-----|-------|------------------|
| Period - From 24/04/2024 | to | 23/04/2025 | Sc | ource | Property Data |

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

| Address of comparable property | | Price | Date of sale |
|--------------------------------|----------------------------------|-----------|--------------|
| 1 | 5 Latrobe St FOOTSCRAY 3011 | \$777,000 | 01/02/2025 |
| 2 | 107 Macpherson St FOOTSCRAY 3011 | \$835,000 | 19/12/2024 |
| 3 | 102 Victoria St FOOTSCRAY 3011 | \$780,000 | 21/11/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 24/04/2025 12:43 |
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Rooms: 3

Property Type: House (Res) Land Size: 195 sqm approx

Agent Comments

Indicative Selling Price \$815,000 **Median House Price**

24/04/2024 - 23/04/2025: \$1,000,000

Comparable Properties



5 Latrobe St FOOTSCRAY 3011 (REI/VG)

Price: \$777,000

Method: Sold Before Auction

Date: 01/02/2025

Rooms: 2

Property Type: House (Res) Land Size: 147 sqm approx **Agent Comments**



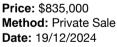


2





Agent Comments



Rooms: 2

Property Type: House (Res) Land Size: 170 sqm approx

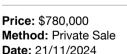






Agent Comments





Rooms: 2

Property Type: House (Res) Land Size: 153 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000





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