Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

505A/48 Cowper Street, Footscray Vic 3011

Indicative selling price

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

Range between \$620,000 & \$650,000	Range between	\$620,000	&	\$650,000
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Median sale price

Median price	\$488,500	Pro	perty Type Ur	it		Suburb	Footscray
Period - From	01/01/2025	to	31/03/2025	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	403A/48 Cowper St FOOTSCRAY 3011	\$660,000	23/07/2024
2	2/42 Whitehall St FOOTSCRAY 3011	\$600,000	29/06/2024
3	802D/42 Cowper St FOOTSCRAY 3011	\$675,000	20/05/2024

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:	10/04/2025 16:11
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F.R. Chee 03-9918 8595 0425 182 023 chee@ctrealestate.com.au

Indicative Selling Price \$620,000 - \$650,000 **Median Unit Price** March quarter 2025: \$488,500







Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



403A/48 Cowper St FOOTSCRAY 3011 (REI/VG)

Price: \$660,000 Method: Private Sale Date: 23/07/2024 Property Type: Unit



Agent Comments

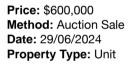


2/42 Whitehall St FOOTSCRAY 3011 (REI/VG)





Agent Comments





802D/42 Cowper St FOOTSCRAY 3011 (REI/VG)

Price: \$675,000 Method: Private Sale Date: 20/05/2024 Property Type: Unit





Agent Comments

Account - CT Real Estate



