# **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 | 617/59 Paisley Street, Footscray, VIC 3011 |
| postcode             |                                            |

# Indicative selling price

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

| Single Price | \$409,990 |
|--------------|-----------|
|              |           |

#### Median sale price

| Median price  | \$425,000  |    | Property Type House |        | е    | Suburb | Footscray (3011) |
|---------------|------------|----|---------------------|--------|------|--------|------------------|
| Period - From | 21/04/2025 | to | 21/10/2025          | Source | REIV |        |                  |

### **Comparable property sales**

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 |
|-------------------------------------------|-----------|--------------|
| 810/59 PAISLEY STREET, FOOTSCRAY VIC 3011 | \$425,000 | 18/08/2025   |
| 618/59 PAISLEY STREET, FOOTSCRAY VIC 3011 | \$410,000 | 05/03/2025   |
| 717/59 PAISLEY STREET, FOOTSCRAY VIC 3011 | \$400,000 | 10/02/2025   |

| This Statement of Information was prepared on: | 21/10/2025 |
|------------------------------------------------|------------|
|                                                |            |