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	18 Newman Drive, Footscray Vic 3011

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $1,066,500 Property Type House Suburb Footscray

Period - From 15/09/2021 to 14/09/2022 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	39 Warleigh Rd FOOTSCRAY 3011	$920,000	04/05/2022
2	1/10 Swan St FOOTSCRAY 3011	$879,000	16/06/2022
3	2/2 Coleman St MAIDSTONE 3012	$865,000	23/04/2022

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: 15/09/2022 15:00