

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

12 Stafford Street, Footscray Vic 3011

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$939,500

Property Type House

Suburb Footscray

Period - From 01/10/2020

to 31/12/2020

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	108 Macpherson St FOOTSCRAY 3011	\$1,175,000	18/02/2021
2	5 Clarke St WEST FOOTSCRAY 3012	\$1,175,000	27/11/2020
3	168 Geelong Rd FOOTSCRAY 3011	\$1,131,000	14/12/2020

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:

24/02/2021 15:24



3
 -
 2

Property Type: House

Land Size: 487.756 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2020: \$939,500

Comparable Properties

108 Macpherson St FOOTSCRAY 3011 (REI)

Agent Comments

4
 1
 2

Price: \$1,175,000

Method: Auction Sale

Date: 18/02/2021

Property Type: House (Res)

5 Clarke St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3
 1
 2

Price: \$1,175,000

Method: Private Sale

Date: 27/11/2020

Rooms: 4

Property Type: House (Res)

Land Size: 607 sqm approx



168 Geelong Rd FOOTSCRAY 3011 (REI)

Agent Comments

4
 2
 1

Price: \$1,131,000

Method: Sold Before Auction

Date: 14/12/2020

Property Type: House (Res)