

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

6 Errol Street, Footscray Vic 3011

Indicative selling price

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

Range between \$910,000 & \$960,000

Median sale price

Median price \$1,039,000 Property Type House Suburb Footscray

Period - From 01/07/2021 to 30/09/2021 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	4 Errol St, Footscray, Vic 3011, Australia	\$1,100,000	13/08/2021
2	2 Queen St FOOTSCRAY 3011	\$1,068,000	21/05/2021
3	13 Adelaide St FOOTSCRAY 3011	\$1,000,000	15/05/2021

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:

18/10/2021 10:22



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price

\$910,000 - \$960,000

Median House Price

September quarter 2021: \$1,039,000

Comparable Properties

4 Errol St, Footscray, Vic 3011, Australia (REI) [Agent Comments](#)

2 1 -

Price: \$1,100,000

Method:

Date: 13/08/2021

Property Type: House

2 Queen St FOOTSCRAY 3011 (VG)

[Agent Comments](#)

3 - -

Price: \$1,068,000

Method: Sale

Date: 21/05/2021

Property Type: House (Res)

Land Size: 285 sqm approx

13 Adelaide St FOOTSCRAY 3011 (REI/VG)

[Agent Comments](#)

2 1 -

Price: \$1,000,000

Method: Sold Before Auction

Date: 15/05/2021

Property Type: House (Res)

Land Size: 186 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099