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	1 White Street, Footscray Vic 3011

Indicative selling price

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

Range between $760,000 & $800,000

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	18 White St FOOTSCRAY 3011	$990,000	20/12/2020
2	42 Shepherd St FOOTSCRAY 3011	$851,000	21/12/2020
3	22 Gallant St FOOTSCRAY 3011	$812,500	01/12/2020

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: 15/02/2021 13:56

JAS STEPHENS



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Property Type: House (Previously Occupied - Detached)
Land Size: 210 sqm approx

Agent Comments

Indicative Selling Price
$760,000 - $800,000
Median House Price
December quarter 2020: $939,500

Comparable Properties

18 White St FOOTSCRAY 3011 (REI)

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Agent Comments

Price: $990,000
Method: Private Sale
Date: 20/12/2020
Rooms: 3
Property Type: House (Res)
Land Size: 148 sqm approx

42 Shepherd St FOOTSCRAY 3011 (VG)

3 - -

Agent Comments

Price: $851,000
Method: Sale
Date: 21/12/2020
Property Type: House (Res)

22 Gallant St FOOTSCRAY 3011 (REI/VG)

3 1 -

Agent Comments

Price: $812,500
Method: Private Sale
Date: 01/12/2020
Property Type: House
Land Size: 260 sqm approx

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

REIV THE DIFFERENCE
propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.