### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

49 Macpherson Street, Footscray Vic 3011
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#### Indicative selling price

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

Range between \$750,000	&	\$790,000
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#### Median sale price

Median price \$980,000	Pr	operty Type Ho	ouse	Subur	Footscray
Period - From 01/10/2020	to	30/09/2021	Sou	urce 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

Add	dress of comparable property	Price	Date of sale
1	2/30 Macpherson St FOOTSCRAY 3011	\$880,000	26/06/2021
2	19 Adelaide St FOOTSCRAY 3011	\$850,000	05/08/2021
3	7/55 Moreland St FOOTSCRAY 3011	\$712,000	04/12/2021

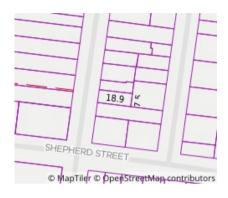
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/12/2021 13:26







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**Property Type:** House (Res) **Land Size:** 148 sqm approx

**Agent Comments** 

Indicative Selling Price \$750,000 - \$790,000 Median House Price

Year ending September 2021: \$980,000

## Comparable Properties



2/30 Macpherson St FOOTSCRAY 3011

(REI/VG)

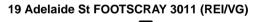




**Price:** \$880,000 **Method:** Auction Sale **Date:** 26/06/2021

**Property Type:** House (Res) **Land Size:** 218 sqm approx

Agent Comments





**-**

Price: \$850,000 Method: Sold Before Auction

Date: 05/08/2021

Property Type: House (Res) Land Size: 165 sqm approx **Agent Comments** 





**1** 2 **1** 6 3

Price: \$712,000 Method: Auction Sale Date: 04/12/2021

Property Type: Townhouse (Res)

**Agent Comments** 

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