

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

49 Macpherson Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$980,000

Property Type

House

Suburb

Footscray

Period - From

01/10/2020

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	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 comparable properties 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



2 1 1

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)

Agent Comments

3 1 1

Price: \$880,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 218 sqm approx



19 Adelaide St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$850,000

Method: Sold Before Auction

Date: 05/08/2021

Property Type: House (Res)

Land Size: 165 sqm approx



7/55 Moreland St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 3

Price: \$712,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Townhouse (Res)

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