

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

35 Newell Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$910,000

Property Type

House

Suburb

Footscray

Period - From

26/04/2020

to

25/04/2021

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	1 White St FOOTSCRAY 3011	\$875,000	27/02/2021
2	25 Bunbury St FOOTSCRAY 3011	\$857,000	23/12/2020
3	36 Leander St FOOTSCRAY 3011	\$842,000	12/12/2020

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:

26/04/2021 16:18



2 1 0

Property Type: House
(Semi-Detached)
Land Size: 201 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median House Price
26/04/2020 - 25/04/2021: \$910,000

Comparable Properties

1 White St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$875,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 210 sqm approx

25 Bunbury St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 -

Price: \$857,000
Method: Auction Sale
Date: 23/12/2020
Property Type: House (Res)
Land Size: 131 sqm approx

36 Leander St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$842,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House
Land Size: 190 sqm approx