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	12 Essex Street, Footscray Vic 3011
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$640,000	&	\$680,000

Median sale price

Median price	\$870,000	Hou	use X	Unit		Suburb	Footscray
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

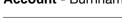
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	7a Essex St FOOTSCRAY 3011	\$700,000	07/03/2019
2	4 Devon PI FOOTSCRAY 3011	\$675,000	20/03/2019
3	1/12 Studley St MAIDSTONE 3012	\$645,500	13/10/2018

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.





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Property Type: House Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price \$640,000 - \$680,000 **Median House Price** December quarter 2018: \$870,000

Comparable Properties

7a Essex St FOOTSCRAY 3011 (VG)

-- 2





Agent Comments

Price: \$700.000 Method: Sale Date: 07/03/2019

Rooms: -

Property Type: House (Res) Land Size: 136 sqm approx

4 Devon PI FOOTSCRAY 3011 (REI)

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Agent Comments

Price: \$675,000 Method: Private Sale Date: 20/03/2019

Rooms: -

Property Type: Townhouse (Single)

1/12 Studley St MAIDSTONE 3012 (VG)





Price: \$645,500 Method: Sale Date: 13/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





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