

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
12 Essex Street, Footscray Vic 3011

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 House 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.

	Address 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.

12 Essex Street, Footscray Vic 3011



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Rooms:
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)

Agent Comments

2 - -

Price: \$700,000
Method: Sale
Date: 07/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 136 sqm approx



4 Devon Pl FOOTSCRAY 3011 (REI)

Agent Comments

2 2 1

Price: \$675,000
Method: Private Sale
Date: 20/03/2019
Rooms: -
Property Type: Townhouse (Single)

1/12 Studley St MAIDSTONE 3012 (VG)

Agent Comments

2 - -

Price: \$645,500
Method: Sale
Date: 13/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)