

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

4 Smith Crescent, Footscray Vic 3011

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$947,750 Property Type House Suburb Footscray

Period - From 01/10/2019 to 31/12/2019 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	5 Central Av FOOTSCRAY 3011	\$1,320,000	15/02/2020
2	17 Smith Cr FOOTSCRAY 3011	\$1,285,000	09/11/2019
3	28 Donald St FOOTSCRAY 3011	\$1,260,000	07/12/2019

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:

21/02/2020 14:14

4 Smith Crescent, Footscray Vic 3011



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2019: \$947,750

Comparable Properties



5 Central Av FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,320,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)

17 Smith Cr FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,285,000
Method: Auction Sale
Date: 09/11/2019
Property Type: House (Res)
Land Size: 353 sqm approx

28 Donald St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 354 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.