

# 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

22 McDougall Drive, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,022,500 Property Type House Suburb Footscray

Period - From 01/01/2024 to 31/03/2024 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	11b Margaret St SEDDON 3011	\$980,000	01/02/2024
2	2a Everard St FOOTSCRAY 3011	\$910,000	17/02/2024
3	228 Buckley St FOOTSCRAY 3011	\$890,000	02/02/2024

**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:

02/07/2024 09:57



**Property Type:** Retail  
Store/Showroom  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
March quarter 2024: \$1,022,500

## Comparable Properties

11b Margaret St SEDDON 3011 (REI/VG)

Agent Comments



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 01/02/2024  
**Property Type:** Townhouse (Res)



2a Everard St FOOTSCRAY 3011 (REI/VG)

Agent Comments



**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 151 sqm approx



228 Buckley St FOOTSCRAY 3011 (REI/VG)

Agent Comments



**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 02/02/2024  
**Property Type:** House (Res)