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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pr	rice							
Median price	\$1,022,500	Pro	operty Type	Hou	ISE		Suburb	Footscray
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress 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)



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

2a Everard St FOOTSCRAY 3011 (REI/VG)

Agent Comments

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)



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

Account - Jas Stephens - Yarraville | P: 03 93169000



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