## 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

36 Newell Street, Footscray Vic 3011

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$820,000		&		\$900,000			
Median sale pr	rice							
Median price	\$1,010,000	Pro	Property Type Hous		se		Suburb	Footscray
Period - From	01/04/2024	to	31/03/2025		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.

Ade	dress of comparable property	Price	Date of sale
1	4 Leeds St FOOTSCRAY 3011	\$871,000	22/03/2025
2	74 Geelong Rd FOOTSCRAY 3011	\$805,000	18/12/2024
3	28 Byron St FOOTSCRAY 3011	\$810,000	07/12/2024

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:

02/06/2025 14:25





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Property Type: House Agent Comments 2 bedroom, 1 bathroom home.

**Indicative Selling Price** \$820,000 - \$900,000 Median House Price Year ending March 2025: \$1,010,000

# **Comparable Properties**



## 4 Leeds St FOOTSCRAY 3011 (REI/VG)



Price: \$871,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res) Land Size: 186 sqm approx

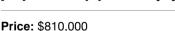
## 74 Geelong Rd FOOTSCRAY 3011 (VG)



Price: \$805,000 Method: Sale Date: 18/12/2024 Property Type: House (Res) Land Size: 239 sqm approx

## 28 Byron St FOOTSCRAY 3011 (REI/VG)





### Agent Comments

Agent Comments

Superior land holding.

Agent Comments

Inferior location, more

inferior land holding.

Comparable location, more accommodation, superior interior,

Comparable location, similar accommodation, superior interior, inferior land holding, parking.

accommodation, comparable interior,



Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 134 sqm approx

## Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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