

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 Raleigh Street, Footscray Vic 3011

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$655,000 Property Type Townhouse Suburb Footscray

Period - From 04/09/2022 to 03/09/2023 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	8/6 Rosamond Rd FOOTSCRAY 3011	\$535,000	21/06/2023
2	11 Cirque Dr FOOTSCRAY 3011	\$525,000	17/08/2023
3	12/6 Rosamond Rd FOOTSCRAY 3011	\$525,000	16/05/2023

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:

04/09/2023 14:40



Property Type: Townhouse

Agent Comments

Comparable Properties

8/6 Rosamond Rd FOOTSCRAY 3011 (VG)

Agent Comments



* 2 bedrooms

Price: \$535,000

Method: Sale

Date: 21/06/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



11 Cirque Dr FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 17/08/2023

Property Type: Townhouse (Res)



12/6 Rosamond Rd FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$525,000

Method: Sale

Date: 16/05/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit