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 betweer	\$500,000		&		\$550,000					
Median sale p	rice									
Median price	\$655,000	Pro	operty Type	Tow	nhouse		Suburb	Footscray		
Period - From	04/09/2022	to	03/09/2023		So	ource	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	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



hockingstuart





Property Type: Townhouse Agent Comments

Leo Dardha 03 8387 0555 0425 718 411 ldardha@hockingstuart.com

Indicative Selling Price \$500,000 - \$550,000 **Median Townhouse Price** 04/09/2022 - 03/09/2023: \$655,000

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

Agent Comments



11 Cirque Dr FOOTSCRAY 3011 (REI)



Price: \$525,000 Method: Private Sale Date: 17/08/2023 Property Type: Townhouse (Res)



12/6 Rosamond Rd FOOTSCRAY 3011 (VG) Agent Comments

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Price: \$525,000 Method: Sale Date: 16/05/2023 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



propertydata

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