

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

9 Cowper Street, Footscray Vic 3011

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$938,000

Property Type House

Suburb Footscray

Period - From 01/01/2023

to 31/12/2023

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	32 Lynch St FOOTSCRAY 3011	\$1,110,000	12/08/2023
2	68 Bunbury St FOOTSCRAY 3011	\$1,100,000	15/11/2023
3	7 Stirling St FOOTSCRAY 3011	\$1,055,500	13/12/2023

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:

15/01/2024 14:39



Property Type:

Divorce/Estate/Family Transfers

Land Size: 272 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

Year ending December 2023: \$938,000

Comparable Properties



32 Lynch St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$1,110,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 262 sqm approx



68 Bunbury St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 15/11/2023

Property Type: House (Res)

Land Size: 368 sqm approx



7 Stirling St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$1,055,500

Method: Sold Before Auction

Date: 13/12/2023

Property Type: House (Res)

Land Size: 312 sqm approx