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	54 Southampton Street, Footscray Vic 3011

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $920,000 Property Type House Suburb Footscray

Period - From 01/04/2023 to 30/06/2023 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	72 Swan St FOOTSCRAY 3011	$895,000	18/07/2023
2	7 Exhibition St WEST FOOTSCRAY 3012	$850,000	11/08/2023
3	36 Southampton St FOOTSCRAY 3011	$827,500	21/04/2023

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: 11/09/2023 13:35

54 Southampton Street, Footscray Vic 3011



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median House Price
June quarter 2023: $920,000

Comparable Properties



72 Swan St FOOTSCRAY 3011 (REI)

3 1 -

Price: $895,000
Method: Private Sale
Date: 18/07/2023
Property Type: House

Agent Comments



7 Exhibition St WEST FOOTSCRAY 3012 (REI)

2 1 -

Price: $850,000
Method: Sold Before Auction
Date: 11/08/2023
Property Type: House (Res)

Agent Comments



36 Southampton St FOOTSCRAY 3011 (REI/VG)

2 1 -

Price: $827,500
Method: Private Sale
Date: 21/04/2023
Property Type: House
Land Size: 183 sqm approx

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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