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	74 Creswick Street, Footscray Vic 3011

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $1,005,000 Property Type House Suburb Footscray

Period - From 01/01/2022 to 31/12/2022 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	6 Steet St FOOTSCRAY 3011	$810,000	19/10/2022
2	10 Harriet St SEDDON 3011	$801,000	19/12/2022
3	30 Byron St FOOTSCRAY 3011	$775,000	15/01/2023

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: 28/03/2023 16:39

74 Creswick Street, Footscray Vic 3011



2 1 0

Property Type: House
Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median House Price
Year ending December 2022: $1,005,000

Comparable Properties



6 Steet St FOOTSCRAY 3011 (REI/VG)

3 2 1

Price: $810,000
Method: Private Sale
Date: 19/10/2022
Property Type: House
Land Size: 267 sqm approx

Agent Comments

10 Harriet St SEDDON 3011 (REI)

2 1 1

Price: $801,000
Method: Private Sale
Date: 19/12/2022
Property Type: House (Res)

Agent Comments

30 Byron St FOOTSCRAY 3011 (REI)

2 1 1

Price: $775,000
Method: Private Sale
Date: 15/01/2023
Property Type: House (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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