

## 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

3/7 Gordon Street, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$340,000

### Median sale price

Median price

\$456,000

Property Type

Unit

Suburb

Footscray

Period - From

01/01/2020

to

31/03/2020

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	8/9 Gordon St FOOTSCRAY 3011	\$375,800	11/05/2020
2	3/30 Eldridge St FOOTSCRAY 3011	\$330,000	11/01/2020
3	5/21 Empire St FOOTSCRAY 3011	\$320,000	15/05/2020

**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:

12/06/2020 08:41

3/7 Gordon Street, Footscray Vic 3011



2 0 1

Property Type: Strata Unit/Flat

Agent Comments

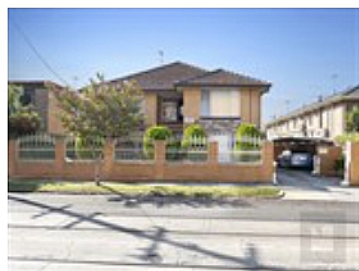
Indicative Selling Price

\$340,000

Median Unit Price

March quarter 2020: \$456,000

## Comparable Properties



8/9 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$375,800

Method: Private Sale

Date: 11/05/2020

Property Type: Apartment



3/30 Eldridge St FOOTSCRAY 3011 (VG)

Agent Comments

2 - -

Price: \$330,000

Method: Sale

Date: 11/01/2020

Property Type: Strata Unit/Flat



5/21 Empire St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$320,000

Method: Private Sale

Date: 15/05/2020

Rooms: 4

Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.