

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

4/12 Eleanor Street Footscray VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

1/6-10 Rosamond Road Footscray VIC 3011	\$500,500	23-Dec-19
32 Cirque Drive Footscray VIC 3011	\$515,000	19-Mar-20
8/53 Whitehall Street Footscray VIC 3011	\$515,000	26-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 23 November 2020

Kelly Spiteri

P 03 9689 8388

M 03 9689 8388

E footscray.advertising@greghocking.com.au



1/6-10 Rosamond Road Footscray VIC 3011

Sold Price

\$500,500

Sold Date

23-Dec-19

2

1

1

Distance

0.34km



32 Cirque Drive Footscray VIC 3011

Sold Price

\$515,000

Sold Date

19-Mar-20

2

1

1

Distance

1.34km



8/53 Whitehall Street Footscray VIC 3011

Sold Price

Sold Date

26-Jun-20

2

1

1

Distance

2.3km

RS = Recent sale

UN = Undisclosed Sale

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