

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

205/90 Buckley 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

or range
between

\$479,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,400

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2019

to

31 Dec 2019

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

27/44 Everard Street Footscray VIC 3011	\$492,000	21-Nov-19
5/53 Whitehall Street Footscray VIC 3011	\$490,000	23-Aug-19
601/90 Buckley Street Footscray VIC 3011	\$490,000	23-Dec-19

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: 16 January 2020



27/44 Everard Street Footscray VIC 3011 Sold Price **\$492,000** Sold Date **21-Nov-19**

2 1 1

Distance **1.13km**



5/53 Whitehall Street Footscray VIC 3011 Sold Price **\$490,000** Sold Date **23-Aug-19**

2 1 1

Distance **0.95km**



601/90 Buckley Street Footscray VIC 3011 Sold Price ^{RS} **\$490,000** Sold Date **23-Dec-19**

2 2 1

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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