

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

2/51 Napier 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2020

to

31 Dec 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

17/53 Whitehall Street Footscray VIC 3011	\$560,000	05-Dec-20
2/34 Whitehall Street Footscray VIC 3011	\$485,000	20-Nov-20
116/55 Hopkins Street Footscray VIC 3011	\$540,000	23-Oct-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: 11 January 2021



**17/53 Whitehall Street Footscray
VIC 3011**

2 1 1

Sold Price

^{RS}

\$560,000

Sold Date

05-Dec-20

Distance

0.27km



**2/34 Whitehall Street Footscray
VIC 3011**

2 1 1

Sold Price

^{RS}

\$485,000

Sold Date

20-Nov-20

Distance

0.39km



**116/55 Hopkins Street Footscray
VIC 3011**

2 2 1

Sold Price

\$540,000

Sold Date

23-Oct-20

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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