

7/67 Ballarat Road, Footscray Vic 3011



2 Bed 1 Bath 1 Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$415,000

Median House Price

March quarter 2020: \$456,000

Comparable Properties



5/117 Albert Street, Seddon 3011 (VG)

2 Bed 1 Bath 1 Car

Price: \$425,000

Method: Sale

Date: 16/01/2020

Property Type: Strata Unit/Flat

Agent Comments: Comparable 2 bedroom apartment. However superior location



9/5 Gordon Street, Footscray 3011 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$393,000

Method: Auction Sale

Date: 15/02/2020

Property Type: Unit

Agent Comments: Comparable 2 bedroom apartment



4/7-9 Eldridge Street, Footscray 3011 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$390,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 4

Property Type: Apartment

Agent Comments: Comparable updated 2 bedroom apartment

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

7/67 Ballarat Road, Footscray Vic 3011

Indicative selling price

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

Single price

\$415,000

Median sale price

Median price

\$456,000

Unit

x

Suburb

Footscray

Period - From

01/01/2020

to

31/03/2020

Source

REIV

Comparable property sales

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
5/117 Albert Street, SEDDON 3011	\$425,000	16/01/2020
9/5 Gordon Street, FOOTSCRAY 3011	\$393,000	15/02/2020
4/7-9 Eldridge Street, FOOTSCRA Y 3011	\$390,000	15/02/2020

This Statement of Information was prepared on:

22/05/2020 14:22