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.

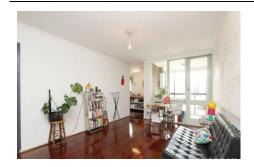
However superior location



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

Pro	perty	offered	for	sale

Address	
Including suburb or	7/67 Ballarat Road, Footscray Vic 3011
locality and postcode	

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 Foo	otscray	
Period - From	01/01/2020	to	31/03/2020	Sour	ce 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

