

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

504B/2 Dennis 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2018

to

30 Nov 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

401B/2 Dennis Street Footscray VIC 3011	\$400,000	20-Mar-19
409B/2 Dennis Street Footscray VIC 3011	\$415,000	21-Sep-19
506B/2 Dennis Street Footscray VIC 3011	\$395,000	28-Jul-18

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: 14 December 2019



401B/2 Dennis Street Footscray VIC 3011 Sold Price **\$400,000** Sold Date **20-Mar-19**

2 2 1

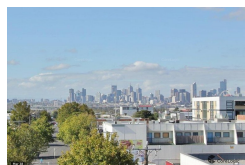
Distance -



409B/2 Dennis Street Footscray VIC 3011 Sold Price **\$415,000** Sold Date **21-Sep-19**

2 2 2

Distance -



506B/2 Dennis Street Footscray VIC 3011 Sold Price **\$395,000** Sold Date **28-Jul-18**

2 2 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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