

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

9/5 Gordon 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

\$365,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,000

Property type

House

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

5/36 Empire Street Footscray VIC 3011	\$400,000	07-Oct-19
7/258 Ballarat Road Footscray VIC 3011	\$351,000	06-Jul-19
8/24 Southampton Street Footscray VIC 3011	\$400,000	28-May-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 December 2019



5/36 Empire Street Footscray VIC 3011

Sold Price

\$400,000

Sold Date

07-Oct-19

 2

 1

 1

Distance

0.14km



7/258 Ballarat Road Footscray VIC 3011

Sold Price

\$351,000

Sold Date

06-Jul-19

 2

 1

 1

Distance

0.47km



8/24 Southampton Street Footscray VIC 3011

Sold Price

\$400,000

Sold Date

28-May-19

 2

 1

 1

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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