

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

7/13 Empire Street, Footscray Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000

&

\$330,000

Median sale price

Median price \$425,000

House

Unit

X

Suburb

Footscray

Period - From 01/10/2017

to

30/09/2018

Source REIV

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 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
1	7/29 Eldridge St FOOTSCRAY 3011	\$333,000	22/11/2018
2	6/17 Empire St FOOTSCRAY 3011	\$320,000	08/09/2018
3	7/7 Empire St FOOTSCRAY 3011	\$300,000	04/12/2018

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 six months.



2 0 0

Rooms:
Property Type: Flat
Land Size: 1001.827 sqm approx
Agent Comments

Indicative Selling Price
 \$300,000 - \$330,000
Median Unit Price
 Year ending September 2018: \$425,000

Comparable Properties



7/29 Eldridge St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$333,000
Method: Private Sale
Date: 22/11/2018
Rooms: -
Property Type: Apartment



6/17 Empire St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$320,000
Method: Auction Sale
Date: 08/09/2018
Rooms: 4
Property Type: Apartment



7/7 Empire St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$300,000
Method: Private Sale
Date: 04/12/2018
Rooms: 3
Property Type: Unit