

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

20/44 EVERARD 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 2024

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

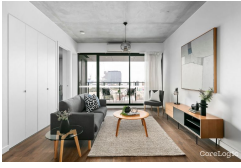
Date of sale

511/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$485,000	06-Jul-24
27/44 EVERARD STREET FOOTSCRAY VIC 3011	\$510,000	17-May-24

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: 06 August 2024



511/90 BUCKLEY STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

^{RS}

\$485,000

Sold Date

06-Jul-24

Distance

1.14km



27/44 EVERARD STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$510,000

Sold Date

17-May-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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