

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

4/53 Whitehall 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,500

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2020

to

30 Sep 2021

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

10/53 Whitehall Street Footscray VIC 3011	\$570,000	07-Jul-21
307/12 Napier Street Footscray VIC 3011	\$580,000	11-Jul-21
14/31 Moreland Street Footscray VIC 3011	\$550,000	19-Jun-21

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: 13 October 2021



10/53 Whitehall Street Footscray VIC 3011

Sold Price

\$570,000

Sold Date

07-Jul-21

2

1

1

Distance

-



307/12 Napier Street Footscray VIC 3011

Sold Price

\$580,000

Sold Date

11-Jul-21

2

1

1

Distance

0.1km



14/31 Moreland Street Footscray VIC 3011

Sold Price

^{RS} **\$550,000**

Sold Date

19-Jun-21

2

1

1

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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