

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

6/1a Govan Court, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$550,000

Median sale price

Median price \$559,500 Property Type Unit Suburb Footscray

Period - From 01/04/2022 to 30/06/2022 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	3/8 Govan St FOOTSCRAY 3011	\$620,000	02/09/2022
2	2/7-9 Govan St FOOTSCRAY 3011	\$560,000	19/04/2022
3	7/1a Govan Ct FOOTSCRAY 3011	\$495,000	26/05/2022

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.~~

This Statement of Information was prepared on:

10/10/2022 16:52



2 1 1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



3/8 Govan St FOOTSCRAY 3011 (REI)

2 1 1

Price: \$620,000

Method: Private Sale

Date: 02/09/2022

Rooms: 2

Property Type: Townhouse (Res)

Land Size: 133 sqm approx

Agent Comments

Newer built, double storey home, one of three.



2/7-9 Govan St FOOTSCRAY 3011 (REI)

2 1 1

Price: \$560,000

Method: Private Sale

Date: 19/04/2022

Property Type: Unit

Agent Comments



7/1a Govan Ct FOOTSCRAY 3011 (REI/VG)

2 1 1

Price: \$495,000

Method: Private Sale

Date: 26/05/2022

Property Type: Unit

Agent Comments

Unrenovated property in same development