

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 1/2 Saltriver Place, Footscray

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 \$730,000 & \$790,000

Median sale price

Median price \$456,000

Property type Unit

Suburb Footscray

Period - From 1 JAN 2020

to

31 MAR 2020

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. 606/1 Moreland Street Footscray	\$725,000	11 Feb 2020
2. 31/2 Saltriver Place Footscray	\$800,500	21 Feb 2020
3. 6/1 Saltriver Place Footscray	\$830,000	25 May 2020

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: 6th July 2020