

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

5/42A Byron 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2021

to

31 Dec 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

707/250 Barkly Street Footscray VIC 3011	\$540,000	26-Jun-21
3/23 Pickett Street Footscray VIC 3011	\$550,000	08-May-21
307/12 Napier Street Footscray VIC 3011	\$580,000	11-Jul-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: 11 January 2022

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707/250 Barkly Street Footscray VIC 3011

Sold Price

\$540,000

Sold Date

26-Jun-21

2

1

1

Distance

0.47km



3/23 Pickett Street Footscray VIC 3011

Sold Price

\$550,000

Sold Date

08-May-21

2

1

1

Distance

0.6km



307/12 Napier Street Footscray VIC 3011

Sold Price

\$580,000

Sold Date

11-Jul-21

2

1

1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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