

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

205/94 BUCKLEY 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,500

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2021

to

30 Nov 2022

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

202/21 VICTORIA STREET FOOTSCRAY VIC 3011	\$380,000	15-Sep-22
203/21 BUCKINGHAM STREET FOOTSCRAY VIC 3011	\$360,000	06-Aug-22
17/155 GORDON STREET FOOTSCRAY VIC 3011	\$380,000	03-Sep-22

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: 05 December 2022

Andrew Wood
 P 03 8539 3333
 M 0419 775656
 E andrew@woodproperty.com.au


**202/21 VICTORIA STREET
FOOTSCRAY VIC 3011**

 1
  1
  1

Sold Price **\$380,000** Sold Date **15-Sep-22**

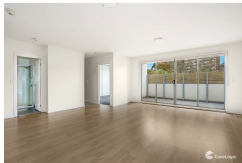
Distance **0.28km**


**203/21 BUCKINGHAM STREET
FOOTSCRAY VIC 3011**

 1
  1
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Sold Price **\$360,000** Sold Date **06-Aug-22**

Distance **0.31km**


**17/155 GORDON STREET
FOOTSCRAY VIC 3011**

 1
  1
  1

Sold Price **\$380,000** Sold Date **03-Sep-22**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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