

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

53 Buckingham Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$912,500

Property Type

House

Suburb

Footscray

Period - From

01/01/2020

to

31/12/2020

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	36A Stafford St FOOTSCRAY 3011	\$751,000	04/03/2021
2	6/2-4 Ballarat Rd FOOTSCRAY 3011	\$730,000	13/03/2021
3	46a Wolverhampton St FOOTSCRAY 3011	\$730,000	21/02/2021

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:

27/03/2021 17:56



2 1 2

Property Type: House (Res)

Agent Comments

Comparable Properties

36A Stafford St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$751,000

Method: Sold Before Auction

Date: 04/03/2021

Rooms: 3

Property Type: Townhouse (Res)

6/2-4 Ballarat Rd FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$730,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Townhouse (Res)

46a Wolverhampton St FOOTSCRAY 3011 (REI)

Agent Comments

2 2 1

Price: \$730,000

Method: Sold Before Auction

Date: 21/02/2021

Rooms: 3

Property Type: House