

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

10/44 Everard 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

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2019

to

30 Jun 2020

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

3/155 Gordon Street Footscray VIC 3011	\$491,500	24-Jan-20
106/26 Beaurepaire Parade Footscray VIC 3011	\$475,000	17-Dec-19
2/2 John Street Footscray VIC 3011	\$465,000	18-Apr-20

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: 09 July 2020



3/155 Gordon Street Footscray VIC 3011

Sold Price

\$491,500

Sold Date

24-Jan-20

2

1

1

Distance

0.34km



106/26 Beaurepaire Parade Footscray VIC 3011

Sold Price

\$475,000

Sold Date

17-Dec-19

2

1

1

Distance

0.4km



2/2 John Street Footscray VIC 3011

Sold Price

\$465,000

Sold Date

18-Apr-20

2

1

1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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