

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

410/51 Gordon Street, Footscray Vic 3011

Indicative selling price

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

Range between \$115,000

&

\$126,500

Median sale price

Median price \$435,000

House

Unit

X

Suburb Footscray

Period - From 01/07/2016

to

30/06/2017

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	609/51 Gordon St FOOTSCRAY 3011	\$135,000	16/06/2017
2	614/51 Gordon St FOOTSCRAY 3011	\$105,000	13/07/2017
3	615/51 Gordon St FOOTSCRAY 3011	\$105,000	13/07/2017

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.~~



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



609/51 Gordon St FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$135,000

Method: Private Sale

Date: 16/06/2017

Rooms: 2

Property Type: Apartment

614/51 Gordon St FOOTSCRAY 3011 (REI) Agent Comments



Price: \$105,000

Method: Private Sale

Date: 13/07/2017

Rooms: -

Property Type: Apartment

615/51 Gordon St FOOTSCRAY 3011 (REI) Agent Comments



Price: \$105,000

Method: Private Sale

Date: 13/07/2017

Rooms: -

Property Type: Apartment