

## 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](http://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.

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**Indicative Selling Price**

\$115,000 - \$126,500

**Median Unit Price**

Year ending June 2017: \$435,000



1   -  

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



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

1   1   1

**Price:** \$135,000

**Method:** Private Sale

**Date:** 16/06/2017

**Rooms:** 2

**Property Type:** Apartment

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

1   1   1

**Price:** \$105,000

**Method:** Private Sale

**Date:** 13/07/2017

**Rooms:** -

**Property Type:** Apartment

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

1   1   1

**Price:** \$105,000

**Method:** Private Sale

**Date:** 13/07/2017

**Rooms:** -

**Property Type:** Apartment