

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

6/53 Whitehall 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,800

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2019

to

31 Jan 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

5/53 Whitehall Street Footscray VIC 3011	\$490,000	23-Aug-19
601/90 Buckley Street Footscray VIC 3011	\$490,000	23-Dec-19
1/155 Gordon Street Footscray VIC 3011	\$491,500	07-Dec-19

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: 04 February 2020

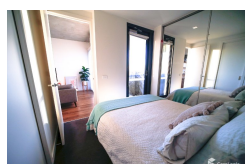


5/53 Whitehall Street Footscray VIC 3011

2 1 1

Sold Price **\$490,000** Sold Date **23-Aug-19**

Distance -

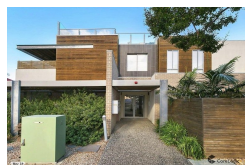


601/90 Buckley Street Footscray VIC 3011

2 2 1

Sold Price ^{RS} **\$490,000** Sold Date **23-Dec-19**

Distance **0.95km**



1/155 Gordon Street Footscray VIC 3011

2 1 1

Sold Price **\$491,500** Sold Date **07-Dec-19**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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