

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

511/55 Hopkins 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

\$315,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2018

to

31 Oct 2019

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

115/55 Hopkins Street Footscray VIC 3011	\$315,000	27-May-19
313/55 Hopkins Street Footscray VIC 3011	\$307,000	13-Jan-19
412/55 Hopkins Street Footscray VIC 3011	\$312,000	25-Jun-18

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: 27 November 2019

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115/55 Hopkins Street Footscray VIC 3011

1 1 1

Sold Price **\$315,000** Sold Date **27-May-19**

Distance -



313/55 Hopkins Street Footscray VIC 3011

1 1 1

Sold Price **\$307,000** Sold Date **13-Jan-19**

Distance -



412/55 Hopkins Street Footscray VIC 3011

1 1 1

Sold Price **\$312,000** Sold Date **25-Jun-18**

Distance -



101/33 Ryan Street Footscray VIC 3011

1 1 -

Sold Price **\$349,000** Sold Date **02-May-19**

Distance **0.28km**



103/33 Ryan Street Footscray VIC 3011

1 1 -

Sold Price **\$340,000** Sold Date **17-Jan-19**

Distance **0.28km**



203/33 Ryan Street Footscray VIC 3011

1 1 -

Sold Price **\$325,000** Sold Date **29-Oct-18**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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**301/33 Ryan Street Footscray VIC
3011**

Sold Price

\$349,000

Sold Date

22-Mar-19

 1

 1

 -

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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