

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

301/90 BUCKLEY 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2023

to

31 Dec 2023

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

206/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$440,000	08-Sep-23
11/34 WHITEHALL STREET FOOTSCRAY VIC 3011	\$424,000	24-Oct-23
502/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$435,000	15-Oct-23

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: 30 January 2024



**206/368 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$440,000** Sold Date **08-Sep-23**

Distance **1.89km**



**11/34 WHITEHALL STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$424,000** Sold Date **24-Oct-23**

Distance **0.92km**



**502/55 HOPKINS STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$435,000** Sold Date **15-Oct-23**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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