

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

409/90 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2022

to

28 Feb 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

101/250 BARKLY STREET FOOTSCRAY VIC 3011	\$340,000	28-Sep-22
12/49 NAPIER STREET FOOTSCRAY VIC 3011	\$350,000	17-Feb-23
108C/64 CROSS STREET FOOTSCRAY VIC 3011	\$355,000	10-Mar-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: 28 March 2023



**101/250 BARKLY STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$340,000** Sold Date **28-Sep-22**

Distance **0.48km**

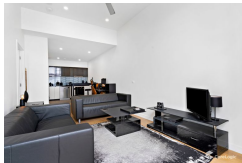


**12/49 NAPIER STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$350,000** Sold Date **17-Feb-23**

Distance **0.72km**



**108C/64 CROSS STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price ^{RS} **\$355,000** Sold Date **10-Mar-23**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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