

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 Lot 314, 124-188 Ballarat Road, Footscray VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$538,724

Median sale price

Median price \$450,000

Property type Unit

Suburb Footscray

Period - From 1 Jul 2019

to

30 Jun 2020

Source REIV

Comparable property sales

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
104/20 Arthur Street, Footscray	\$450,000	02 JUL 2020
10/44 Everard Street, Footscray	\$480,000	13 AUG 2020
1/13-15, Nicholson Street, Footscray	\$540,000	29 APR 2020

*Above addresses including houses and townhouses, considered to be most comparable properties could be found on Realestate.com.au.

This Statement of Information was prepared on: 28/10/2020