

## 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

305/90 BUCKLEY STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2023

to

31 Mar 2024

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

639/18 ALBERT STREET FOOTSCRAY VIC 3011	\$450,000	21-Feb-24
15/155 GORDON STREET FOOTSCRAY VIC 3011	\$435,000	07-Mar-24
306/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$446,604	27-Jul-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: 11 April 2024



**639/18 ALBERT STREET  
FOOTSCRAY VIC 3011**

2 2 -

Sold Price **\$450,000** Sold Date **21-Feb-24**

Distance **0.33km**



**15/155 GORDON STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price <sup>RS</sup> **\$435,000** Sold Date **07-Mar-24**

Distance **0.88km**



**306/90 BUCKLEY STREET  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$446,604** Sold Date **27-Jul-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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