

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

18 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

\$587,250

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$826,000

Property type

Commercial

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

102/1 Moreland Street Footscray VIC 3011	\$690,000	19-Oct-19
403/1 Moreland Street Footscray VIC 3011	\$570,000	08-Oct-19
523/1 Moreland Street Footscray VIC 3011	\$580,000	26-Feb-19

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: 06 November 2019



**102/1 Moreland Street Footscray
VIC 3011**

 2  2  2

Sold Price

\$690,000

Sold Date

19-Oct-19

Distance

0.19km



**403/1 Moreland Street Footscray
VIC 3011**

 2  2  1

Sold Price

^{RS} **\$570,000**

Sold Date

08-Oct-19

Distance

0.19km



**523/1 Moreland Street Footscray
VIC 3011**

 3  2  2

Sold Price

\$580,000

Sold Date

26-Feb-19

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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