

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

5/53 Whitehall Street, Footscray Vic 3011

Indicative selling price

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

Range between \$465,000

&

\$510,000

Median sale price

Median price \$489,000

House

Unit

X

Suburb

Footscray

Period - From 01/01/2019

to

31/03/2019

Source REIV

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 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
1	1020/18 Albert St FOOTSCRAY 3011	\$502,500	06/06/2019
2	311/1 Moreland St FOOTSCRAY 3011	\$500,000	05/04/2019
3	209/1-11 Moreland St FOOTSCRAY 3011	\$490,000	08/04/2019

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 six months.

5/53 Whitehall Street, Footscray Vic 3011

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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$465,000 - \$510,000
Median Unit Price
March quarter 2019: \$489,000

Comparable Properties



1020/18 Albert St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$502,500
Method: Private Sale
Date: 06/06/2019
Rooms: 5
Property Type: Apartment

311/1 Moreland St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 05/04/2019
Rooms: -
Property Type: Strata Unit/Flat

209/1-11 Moreland St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 08/04/2019
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)