

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

101/21 Gordon Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$465,000

&

\$495,000

Median sale price

Median price

\$459,000

Property Type

Unit

Suburb

Footscray

Period - From

01/10/2019

to

30/09/2020

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	408/188 Ballarat Rd FOOTSCRAY 3011	\$530,840	18/06/2020
2	813/188 Ballarat Rd FOOTSCRAY 3011	\$481,877	10/11/2020
3	10/44 Everard St FOOTSCRAY 3011	\$480,000	24/07/2020

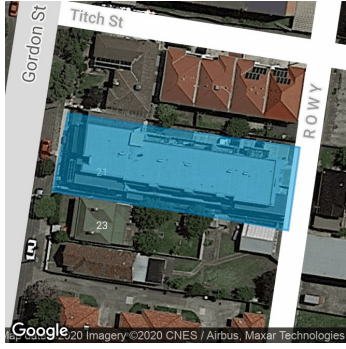
OR

- ~~**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.~~

This Statement of Information was prepared on:

03/12/2020 15:08

101/21 Gordon Street, Footscray Vic 3011



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$465,000 - \$495,000

Median Unit Price

Year ending September 2020: \$459,000

Comparable Properties

408/188 Ballarat Rd FOOTSCRAY 3011 (VG)

Agent Comments

 2  -  -

Price: \$530,840

Method: Sale

Date: 18/06/2020

Property Type: Strata Unit/Flat

813/188 Ballarat Rd FOOTSCRAY 3011 (VG)

Agent Comments

 2  -  -

Price: \$481,877

Method: Sale

Date: 10/11/2020

Property Type: Strata Unit/Flat

Land Size: 2531 sqm approx



10/44 Everard St FOOTSCRAY 3011 (VG)

Agent Comments

 2  -  -

Price: \$480,000

Method: Sale

Date: 24/07/2020

Property Type: Strata Unit/Flat

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.