

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

50 Buckingham Street, Footscray Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000

&

\$870,000

Median sale price

Median price \$910,000

House

X

Unit

Suburb Footscray

Period - From 01/10/2016

to

30/09/2017

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 | 19a Kingston St YARRAVILLE 3013 | \$907,000 | 18/11/2017 |
| 2 | 107 Macpherson St FOOTSCRAY 3011 | \$831,000 | 09/12/2017 |
| 3 | 54 Buckingham St FOOTSCRAY 3011 | \$825,000 | 21/10/2017 |

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.