

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

1007/59 Paisley Street, Footscray Vic 3011

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$470,000 Property Type Unit Suburb Footscray

Period - From 18/03/2020 to 17/03/2021 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	804/250 Barkly St FOOTSCRAY 3011	\$480,000	31/10/2020
2	838/18 Albert St FOOTSCRAY 3011	\$470,000	10/11/2020
3	845/18 Albert St FOOTSCRAY 3011	\$460,000	10/07/2020

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: 18/03/2021 12:58

1007/59 Paisley Street, Footscray Vic 3011



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$480,000

Median Unit Price

18/03/2020 - 17/03/2021: \$470,000

Comparable Properties



804/250 Barkly St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 31/10/2020

Property Type: Apartment



838/18 Albert St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 10/11/2020

Property Type: Apartment



845/18 Albert St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 10/07/2020

Property Type: Apartment

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