

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

4/36 Empire 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

or range
between

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2020

to

31 Mar 2021

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

6/7 Gordon Street Footscray VIC 3011	\$385,000	16-Jul-20
14/22 Blandford Street West Footscray VIC 3012	\$400,000	02-Feb-21
2/22 Blandford Street West Footscray VIC 3012	\$407,400	08-Dec-20

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: 01 April 2021



6/7 Gordon Street Footscray VIC 3011

Sold Price

\$385,000

Sold Date

16-Jul-20

2

1

1

Distance

0.14km



14/22 Blandford Street West Footscray VIC 3012

Sold Price

^{RS} **\$400,000**

Sold Date

02-Feb-21

2

1

1

Distance

1.55km



2/22 Blandford Street West Footscray VIC 3012

Sold Price

\$407,400

Sold Date

08-Dec-20

2

1

1

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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