

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

20/42A Byron 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2020

to

28 Feb 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

23/42A Byron Street Footscray VIC 3011	\$565,000	21-Dec-20
204/20 Pier Lane Maribyrnong VIC 3032	\$550,000	31-Oct-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: 31 March 2021

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23/42A Byron Street Footscray VIC 3011 Sold Price **\$565,000** Sold Date **21-Dec-20**

3 1 1

Distance -



204/20 Pier Lane Maribyrnong VIC 3032 Sold Price **\$550,000** Sold Date **31-Oct-20**

3 2 1

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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