

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

18/53 Whitehall 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2021

to

31 Dec 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

4/53 Whitehall Street Footscray VIC 3011	\$550,000	10-Dec-21
21/2 Ballarat Road Footscray VIC 3011	\$570,000	15-Sep-21
6 Cirque Drive Footscray VIC 3011	\$559,000	18-Oct-21

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: 12 January 2022



4/53 Whitehall Street Footscray VIC 3011

2 1 1

Sold Price

^{RS} \$550,000

Sold Date

10-Dec-21

Distance

-



21/2 Ballarat Road Footscray VIC 3011

2 1 -

Sold Price

\$570,000

Sold Date

15-Sep-21

Distance

1.08km



6 Cirque Drive Footscray VIC 3011

2 1 1

Sold Price

\$559,000

Sold Date

18-Oct-21

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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