

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

3/155 Gordon 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

\$491,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,800

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/155 Gordon Street Footscray VIC 3011	\$491,500	07-Dec-19
20/44 Everard Street Footscray VIC 3011	\$475,000	24-Nov-18
25/44 Everard Street Footscray VIC 3011	\$470,000	28-Feb-19

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: 24 January 2020



1/155 Gordon Street Footscray VIC 3011

Sold Price

\$491,500

Sold Date

07-Dec-19

2

1

1

Distance

-



20/44 Everard Street Footscray VIC 3011

Sold Price

\$475,000

Sold Date

24-Nov-18

2

1

1

Distance

0.36km



25/44 Everard Street Footscray VIC 3011

Sold Price

\$470,000

Sold Date

28-Feb-19

2

1

1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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