

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

1/98 Nicholson Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$275,000

&

\$295,000

Median sale price

Median price

\$410,000

Property Type

Unit

Suburb

Footscray

Period - From

14/10/2018

to

13/10/2019

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	4/38 Lynch St FOOTSCRAY 3011	\$315,000	29/06/2019
2	3/5 Govan Ct FOOTSCRAY 3011	\$310,000	26/09/2019
3	309c/18-24 Hopkins St FOOTSCRAY 3011	\$285,000	08/07/2019

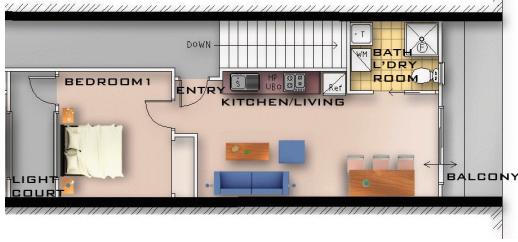
OR

~~**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:

14/10/2019 16:15

1/98 Nicholson Street, Footscray Vic 3011



1 1 0

Property Type: Apartment
Land Size: 232 sqm approx
Agent Comments

Indicative Selling Price

\$275,000 - \$295,000

Median Unit Price

14/10/2018 - 13/10/2019: \$410,000

Comparable Properties



4/38 Lynch St FOOTSCRAY 3011 (REI/VG)

Agent Comments

1 1 -

Price: \$315,000

Method: Sold Before Auction

Date: 29/06/2019

Property Type: Apartment



3/5 Govan Ct FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$310,000

Method: Private Sale

Date: 26/09/2019

Rooms: 3

Property Type: Unit



309c/18-24 Hopkins St FOOTSCRAY 3011 (REI) **Agent Comments**

1 1 -

Price: \$285,000

Method: Private Sale

Date: 08/07/2019

Rooms: 2

Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.