

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

303/55 Hopkins 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2018

to

30 Sep 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

209/55 Hopkins Street Footscray VIC 3011	\$417,000	22-Dec-18
21/20 French Street Footscray VIC 3011	\$420,000	24-Apr-19
304/240 Barkly Street Footscray VIC 3011	\$408,800	06-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: 07 October 2019

Richard Miller
P 03 9687 3888
M 0438884568
E richard.miller@footscray.rh.com.au



209/55 Hopkins Street Footscray VIC 3011

2 2 1

Sold Price

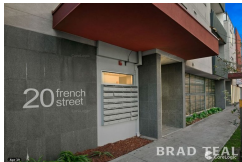
\$417,000

Sold Date

22-Dec-18

Distance

-



21/20 French Street Footscray VIC 3011

2 1 1

Sold Price

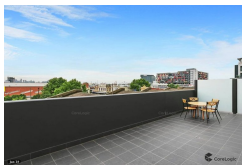
\$420,000

Sold Date

24-Apr-19

Distance

0.76km



304/240 Barkly Street Footscray VIC 3011

2 1 1

Sold Price

\$408,800

Sold Date

06-Feb-19

Distance

0.79km

204/21 Moreland Street Footscray VIC 3011

2 1 1

Sold Price

- Sold Date

03-Dec-18

Distance

0.3km



13/49 Hyde Street Footscray VIC 3011

2 1 1

Sold Price

\$415,000

Sold Date

14-Mar-19

Distance

0.62km

1004/240 Barkly Street Footscray VIC 3011

2 1 1

Sold Price

\$407,500

Sold Date

01-Mar-19

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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**504/240 Barkly Street Footscray
VIC 3011**

2 1 1

Sold Price

\$408,000

Sold Date

12-Apr-19

Distance

0.79km



**702/240 Barkly Street Footscray
VIC 3011**

2 1 1

Sold Price

\$410,000

Sold Date

12-Feb-19

Distance

0.79km



**704/240 Barkly Street Footscray
VIC 3011**

2 1 1

Sold Price

\$399,000

Sold Date

16-Nov-18

Distance

0.79km



**504/250 Barkly Street Footscray
VIC 3011**

2 1 1

Sold Price

\$425,000

Sold Date

11-Feb-19

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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