

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

410/90 BUCKLEY 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2023

to

31 Mar 2024

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

| | | |
|--|-----------|-----------|
| 614/59 PAISLEY STREET FOOTSCRAY VIC 3011 | \$305,000 | 19-Mar-24 |
| 22/294 NICHOLSON STREET SEDDON VIC 3011 | \$335,000 | 13-Feb-24 |
| 225/9 HEWITT AVENUE FOOTSCRAY VIC 3011 | \$340,000 | 20-Feb-24 |

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: 29 April 2024



**614/59 PAISLEY STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$305,000** Sold Date **19-Mar-24**

Distance **0.32km**



**22/294 NICHOLSON STREET
SEDDON VIC 3011**

 1  1  1

Sold Price ^{RS} **\$335,000** Sold Date **13-Feb-24**

Distance **0.64km**



**225/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price ^{RS} **\$340,000** Sold Date **20-Feb-24**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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