

## 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

9/5-7 Ballarat Road, Footscray Vic 3011

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$855,000

**Median sale price**

Median price \$905,000

House

X

Unit

Suburb Footscray

Period - From 01/01/2018

to

31/03/2018

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	18 Drury St KENSINGTON 3031	\$870,000	30/10/2017
2	8a Ibis PI MARIBYRNONG 3032	\$850,000	26/10/2017
3	24 Lilardia Av MARIBYRNONG 3032	\$827,000	15/01/2018

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.



3   
 2   
 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$855,000

**Median House Price**  
 March quarter 2018: \$905,000

Space, Situation And A Fresh Fabulous Feel Across from Maribyrnong River parklands, near Footscray Market, transport and schools, is this spacious, updated three bedroom, two bathroom townhouse. Comprising courtyard, balcony, bright lounge, retreat/study, generous open plan living/meals/kitchen, garage.

## Comparable Properties



**18 Drury St KENSINGTON 3031 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 30/10/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**8a Ibis Pl MARIBYRNONG 3032 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$850,000  
**Method:** Sold Before Auction  
**Date:** 26/10/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)



**24 Lilardia Av MARIBYRNONG 3032 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$827,000  
**Method:** Private Sale  
**Date:** 15/01/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Res)