

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

12 Buckingham Street, Footscray Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$922,500

House

X

Unit

Suburb

Footscray

Period - From

01/04/2018

to

31/03/2019

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	19 Parker St FOOTSCRAY 3011	\$795,000	01/12/2018
2	59 Liverpool St FOOTSCRAY 3011	\$788,000	16/02/2019
3	62 Station Rd SEDDON 3011	\$770,000	10/12/2018

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.



2 - -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 187 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median House Price

Year ending March 2019: \$922,500

Comparable Properties

19 Parker St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 -

Price: \$795,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 240 sqm approx



59 Liverpool St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 -

Price: \$788,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: House (Res)



62 Station Rd SEDDON 3011 (VG)

Agent Comments

2 - -

Price: \$770,000

Method: Sale

Date: 10/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 128 sqm approx