

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

2/26 Park 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

or range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2020

to

31 May 2021

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

5 Ulmara Parkway Maidstone VIC 3012	\$630,000	22-May-21
19 Kiln Walk Maidstone VIC 3012	\$645,000	07-Mar-21
21 Kiln Walk Maidstone VIC 3012	\$625,000	09-Jan-21

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: 18 June 2021

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5 Ulmara Parkway Maidstone VIC 3012

Sold Price

^{RS} **\$630,000**

Sold Date

22-May-21

 3  2  1

Distance

1.66km



19 Kiln Walk Maidstone VIC 3012

Sold Price

\$645,000

Sold Date

07-Mar-21

 3  2  1

Distance

1.7km



21 Kiln Walk Maidstone VIC 3012

Sold Price

\$625,000

Sold Date

09-Jan-21

 3  2  1

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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