

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 BUCKINGHAM STREET, FOOTSCRAY, 🕮 2 🕒 1 😓 1







Indicative Selling Price

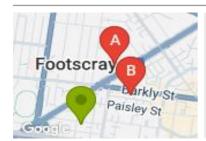
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$550,000

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$552,500

01 October 2023 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



201/64 GEELONG RD, FOOTSCRAY, VIC 3011







Sale Price

\$500,000

Sale Date: 26/07/2024

Distance from Property: 479m





277 BARKLY ST, FOOTSCRAY, VIC 3011







Sale Price

***\$510,000**

Sale Date: 28/10/2024

Distance from Property: 390m





315/90 BUCKLEY ST, FOOTSCRAY, VIC 3011







Sale Price

\$540.000

Sale Date: 01/08/2024

Distance from Property: 362m

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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	Address
Including	suburb and
	postcode

21 BUCKINGHAM STREET, FOOTSCRAY, VIC 3011

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For the meaning	of this	price	see consumer.vic.d	gov.au/underguoting

\$550,000

Median sale price

Median price	\$552,500	Property type	Unit	Suburb	FOOTSCRAY
Period	01 October 2023 to 30 2024	Source	P	ricefinder	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
201/64 GEELONG RD, FOOTSCRAY, VIC 3011	\$500,000	26/07/2024	
277 BARKLY ST, FOOTSCRAY, VIC 3011	*\$510,000	28/10/2024	
315/90 BUCKLEY ST, FOOTSCRAY, VIC 3011	\$540,000	01/08/2024	

This Statement of Information was prepared on:

01/11/2024

