

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 Cirque Drive, Footscray Vic 3011

Indicative selling price

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

Range between

\$275,000

&

\$300,000

Median sale price

Median price

\$479,000

Property Type

Unit

Suburb

Footscray

Period - From

16/10/2020

to

15/10/2021

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	1014/59 Paisley St FOOTSCRAY 3011	\$335,000	03/06/2021
2	3/79 Droop St FOOTSCRAY 3011	\$295,000	26/07/2021
3	408/240 Barkly St FOOTSCRAY 3011	\$280,000	06/05/2021

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.~~

This Statement of Information was prepared on:

16/10/2021 10:44



Rooms: 2

Property Type: Apartment

Land Size: 40 sqm approx

Agent Comments

Comparable Properties



1014/59 Paisley St FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$335,000

Method: Private Sale

Date: 03/06/2021

Property Type: Apartment



3/79 Droop St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$295,000

Method: Sale

Date: 26/07/2021

Property Type: Strata Unit/Flat

408/240 Barkly St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$280,000

Method: Sale

Date: 06/05/2021

Property Type: Strata Unit/Flat