

## 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

14/22 Blandford Street, West Footscray Vic 3012

### Indicative selling price

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

Range between

\$385,000

&

\$415,000

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

West Footscray

Period - From

12/10/2019

to

11/10/2020

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	6/256 Gordon St FOOTSCRAY 3011	\$390,000	04/05/2020
2	8/9 Gordon St FOOTSCRAY 3011	\$375,800	11/05/2020
3	14/7-9 Eldridge St FOOTSCRAY 3011	\$375,000	20/06/2020

**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:

12/10/2020 14:49

14/22 Blandford Street, West Footscray Vic 3012



2 -

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$385,000 - \$415,000

**Median Unit Price**

12/10/2019 - 11/10/2020: \$590,000

## Comparable Properties



**6/256 Gordon St FOOTSCRAY 3011 (VG)**

**Agent Comments**

2 -

**Price:** \$390,000

**Method:** Sale

**Date:** 04/05/2020

**Property Type:** Strata Unit/Flat



**8/9 Gordon St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$375,800

**Method:** Private Sale

**Date:** 11/05/2020

**Property Type:** Apartment



**14/7-9 Eldridge St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$375,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Property Type:** Apartment

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.