

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

1 Swallow Lane 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2019

to

29 Feb 2020

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

31/31 Moreland Street Footscray VIC 3011	\$580,000	07-Sep-19
223/1 Moreland Street Footscray VIC 3011	\$650,000	16-Nov-19
3/4 Saltriver Place Footscray VIC 3011	\$650,000	22-Oct-18

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: 13 March 2020



31/31 Moreland Street Footscray VIC 3011

2 1 2

Sold Price

\$580,000

Sold Date

07-Sep-19

Distance

-



223/1 Moreland Street Footscray VIC 3011

3 2 2

Sold Price

\$650,000

Sold Date

16-Nov-19

Distance

0.12km



3/4 Saltriver Place Footscray VIC 3011

3 2 1

Sold Price

Sold Date

22-Oct-18

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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