

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

2/4 Huntly Street, Footscray Vic 3011

Indicative selling price

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

Single price \$569,000

Median sale price

Median price \$425,000

House

Unit

X

Suburb

Footscray

Period - From 01/10/2017

to

30/09/2018

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	17/2 Ballarat Rd FOOTSCRAY 3011	\$652,000	26/05/2018
2	8/28 Beevers St FOOTSCRAY 3011	\$630,000	16/06/2018
3	4/275-279 Ballarat Rd FOOTSCRAY 3011	\$590,000	31/05/2018

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.

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Indicative Selling Price

\$569,000

Median Unit Price

Year ending September 2018: \$425,000



3 1 1

Rooms: 4

Property Type: Townhouse

Land Size: 119 sqm approx

Agent Comments

Three bedroom townhouse close to public transport, with a north facing living area and courtyard.

Comparable Properties



17/2 Ballarat Rd FOOTSCRAY 3011 (REI/VG)

3 1 2

Agent Comments

Three level, three bedroom townhouse with views of the Maribyrnong River

Price: \$652,000

Method: Auction Sale

Date: 26/05/2018

Rooms: 5

Property Type: Townhouse (Res)



8/28 Beevers St FOOTSCRAY 3011 (REI)

3 1 1

Agent Comments

Three bedroom townhouse

Price: \$630,000

Method: Auction Sale

Date: 16/06/2018

Rooms: 5

Property Type: Townhouse (Res)



4/275-279 Ballarat Rd FOOTSCRAY 3011 (VG)

3 - -

Agent Comments

Two bedroom, plus study townhouse

Price: \$590,000

Method: Sale

Date: 31/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)