

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4/50 Eleanor Street, Footscray Vic 3011

Indicative selling price

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

Range between \$440,000

&

\$470,000

Median sale price

Median price \$430,000

House

Unit

X

Suburb or locality

Footscray

Period - From 01/10/2018

to

31/12/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	3/7 Buxton St WEST FOOTSCRAY 3012	\$585,000	06/12/2018
2	13/32 Argyle St WEST FOOTSCRAY 3012	\$550,000	20/10/2018
3	6/14 Busch St WEST FOOTSCRAY 3012	\$526,000	12/06/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

4/50 Eleanor Street, Footscray Vic 3011



 2  - 

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$440,000 - \$470,000
Median Unit Price
December quarter 2018: \$430,000

Comparable Properties



3/7 Buxton St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments

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Price: \$585,000
Method: Private Sale
Date: 06/12/2018
Rooms: -
Property Type: Villa
Land Size: 162 sqm approx

13/32 Argyle St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments

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Price: \$550,000
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: Unit



6/14 Busch St WEST FOOTSCRAY 3012
(REI/VG)

Agent Comments

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Price: \$526,000
Method: Sold Before Auction
Date: 12/06/2018
Rooms: 3
Property Type: Unit