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	4/50 Eleanor Street, Footscray Vic 3011
Including suburb or	,
locality andpostcode	

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	Hou	Ise	Unit	х	Suburb or locality	Footscray
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

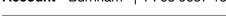
Comparable property sales (*Delete A or B below as applicable)

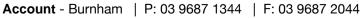
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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.









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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) **--** 2





Price: \$585,000 Method: Private Sale Date: 06/12/2018

Rooms: -

Property Type: Villa

Land Size: 162 sqm approx

Agent Comments

13/32 Argyle St WEST FOOTSCRAY 3012

(REI/VG)







Price: \$550.000 Method: Auction Sale Date: 20/10/2018 Rooms: -

Property Type: Unit

Agent Comments

6/14 Busch St WEST FOOTSCRAY 3012

(REI/VG)

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Price: \$526,000

Method: Sold Before Auction

Date: 12/06/2018 Rooms: 3

Property Type: Unit

Agent Comments

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

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