

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 806/94-104 Buckley Street, Footscray 3011 (2 Bed 1Bath 1 Car)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price 686,000

or range between \$

&

\$

Median sale price

Median price \$627,300

Apartment Apartment

Suburb Footscray

Period - From 1 Sept 2023

to

18 March 2024

Source RP Data

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

1 Adelaide Street, Footscray 3011	\$710,000	10 Nov 2023
23/2 Ballarat Road, Footscray 3011	\$620,000	22 Aug 2023
901/188 Ballarat Road, Footscray 3011	\$552,000	11 Jul 2023

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: 22 March 2024