

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

8/114 Commercial Road, Footscray Vic 3011

Indicative selling price

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

Range between

\$335,000

&

\$350,000

Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Footscray

Period - From

01/01/2022

to

31/03/2022

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	843/18 Albert St FOOTSCRAY 3011	\$337,500	10/12/2021
2	3/218 Gordon St FOOTSCRAY 3011	\$324,000	19/02/2022
3	106/21 Buckingham St FOOTSCRAY 3011	\$320,000	23/12/2021

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:

10/05/2022 13:58



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Property Type:

Flat/Unit/Apartment (Res)

Land Size: 54sqm approx sqm approx

Agent Comments

Indicative Selling Price

\$335,000 - \$350,000

Median Unit Price

March quarter 2022: \$510,000

Comparable Properties



843/18 Albert St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$337,500

Method: Private Sale

Date: 10/12/2021

Property Type: Apartment

Land Size: 63 sqm approx



3/218 Gordon St FOOTSCRAY 3011 (REI/VG)

Agent Comments

1 1 1

Price: \$324,000

Method: Sold Before Auction

Date: 19/02/2022

Property Type: Apartment



106/21 Buckingham St FOOTSCRAY 3011 (REI/VG)

Agent Comments

1 1 -

Price: \$320,000

Method: Private Sale

Date: 23/12/2021

Property Type: Apartment