

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

9/53 Whitehall Street Footscray VIC 3011

Indicative selling price

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

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

411/90 Buckley Street Footscray VIC 3011	\$493,000	25-Nov-20
804/250 Barkly Street Footscray VIC 3011	\$480,000	21-Oct-20
17/44 Everard Street Footscray VIC 3011	\$500,000	25-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 15 January 2021



**411/90 Buckley Street Footscray
VIC 3011**

2 2 1

Sold Price

^{RS} **\$493,000** Sold Date **25-Nov-20**

Distance **0.94km**



**804/250 Barkly Street Footscray
VIC 3011**

2 1 1

Sold Price

\$480,000 Sold Date **21-Oct-20**

Distance **0.98km**



**17/44 Everard Street Footscray VIC
3011**

2 1 1

Sold Price

^{RS} **\$500,000** Sold Date **25-Nov-20**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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