

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

410/51 Gordon Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$115,000

&

\$125,000

Median sale price

Median price

\$420,500

House

Unit

X

Suburb

Footscray

Period - From

01/01/2018

to

31/12/2018

Source

REIV

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

A* These are the three properties sold within 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	211/51 Gordon St FOOTSCRAY 3011	\$124,000	04/04/2019
2	201/51 Gordon St FOOTSCRAY 3011	\$114,500	28/01/2019
3	213/51 Gordon St FOOTSCRAY 3011	\$110,000	28/01/2019

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.

410/51 Gordon Street, Footscray Vic 3011



🛏 1 🛋 1 🚗 0

Rooms:
Property Type: Studio Apartment
Agent Comments

Indicative Selling Price
\$115,000 - \$125,000
Median Unit Price
Year ending December 2018: \$420,500

Comparable Properties

211/51 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

🛏 1 🛋 1 🚗 1

Price: \$124,000
Method: Private Sale
Date: 04/04/2019
Rooms: 2
Property Type: Apartment



201/51 Gordon St FOOTSCRAY 3011 (VG)

Agent Comments

🛏 1 🛋 - 🚗 -

Price: \$114,500
Method: Sale
Date: 28/01/2019
Rooms: -
Property Type: Strata Unit/Flat



213/51 Gordon St FOOTSCRAY 3011 (REI/VG)

Agent Comments

🛏 1 🛋 1 🚗 -

Price: \$110,000
Method: Private Sale
Date: 28/01/2019
Rooms: -
Property Type: Apartment