

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

5 Latrobe Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Footscray

Period - From

01/10/2018

to

30/09/2019

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	12 Buckingham St FOOTSCRAY 3011	\$782,500	07/05/2019
2	27 Bunbury St FOOTSCRAY 3011	\$707,000	24/08/2019
3	85 Summerhill Rd FOOTSCRAY 3011	\$705,000	31/08/2019

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.~~

This Statement of Information was prepared on:

23/10/2019 13:39



2 1 0

Property Type: House

Land Size: 147 sqm approx

Agent Comments

Comparable Properties



12 Buckingham St FOOTSCRAY 3011 (VG)

2 - -

Price: \$782,500

Method: Sale

Date: 07/05/2019

Property Type: House (Res)

Land Size: 186 sqm approx

Agent Comments

Similar condition, but bigger land and corner access for OSP



27 Bunbury St FOOTSCRAY 3011 (REI)

2 1 -

Price: \$707,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)

Land Size: 139 sqm approx

Agent Comments

Smaller land, unrenovated



85 Summerhill Rd FOOTSCRAY 3011 (REI)

2 1 -

Price: \$705,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Agent Comments

Renovated, but on busier road