

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

202/51 Gordon Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$100,000

&

\$110,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Footscray

Period - From

01/04/2020

to

31/03/2021

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	9/30 Pickett St FOOTSCRAY 3011	\$185,000	05/05/2021
2	606/51 Gordon St FOOTSCRAY 3011	\$120,000	26/11/2020
3	323/51 Gordon St FOOTSCRAY 3011	\$110,000	01/02/2021

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:

19/05/2021 10:22

202/51 Gordon Street, Footscray Vic 3011



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$100,000 - \$110,000
Median Unit Price
Year ending March 2021: \$470,000

Comparable Properties



9/30 Pickett St FOOTSCRAY 3011 (REI)

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Price: \$185,000
Method: Private Sale
Date: 05/05/2021
Property Type: Apartment

Agent Comments

This is not student only accommodation

606/51 Gordon St FOOTSCRAY 3011 (VG)

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Price: \$120,000
Method: Sale
Date: 26/11/2020
Property Type: Strata Unit/Flat

Agent Comments

323/51 Gordon St FOOTSCRAY 3011 (VG)

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Price: \$110,000
Method: Sale
Date: 01/02/2021
Property Type: Strata Unit/Flat

Agent Comments

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044