

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

204/90 BUCKLEY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 2024

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

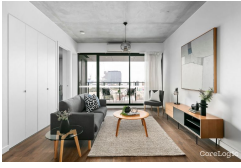
511/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$485,000	06-Jul-24
416/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$520,000	14-Feb-24
501/94 BUCKLEY STREET FOOTSCRAY VIC 3011	\$505,750	28-Mar-24

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: 14 August 2024

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**511/90 BUCKLEY STREET
 FOOTSCRAY VIC 3011**

2 2 1

Sold Price ^{RS} **\$485,000** Sold Date **06-Jul-24**

Distance **0km**



**416/90 BUCKLEY STREET
 FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$520,000** Sold Date **14-Feb-24**

Distance **0.03km**



**501/94 BUCKLEY STREET
 FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$505,750** Sold Date **28-Mar-24**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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