

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

27 Buckingham Street, Footscray Vic 3011

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$912,500 Property Type House Suburb Footscray

Period - From 01/01/2020 to 31/12/2020 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	75 Whitehall St FOOTSCRAY 3011	\$920,000	08/12/2020
2	127 Coronation St KINGSVILLE 3012	\$885,000	16/02/2021
3	11 Leander St FOOTSCRAY 3011	\$839,000	20/02/2021

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:

04/03/2021 16:52



2 -

Property Type: House (Previously Occupied - Detached)

Land Size: 377 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending December 2020: \$912,500

Comparable Properties

75 Whitehall St FOOTSCRAY 3011 (REI/VG)

3 - -

Price: \$920,000

Method: Sold Before Auction

Date: 08/12/2020

Property Type: House (Res)

Land Size: 306 sqm approx

Agent Comments

The land on this property is smaller and also situated on a busier road. 27 Buckingham St - land is bigger and much better location.

127 Coronation St KINGSVILLE 3012 (REI)

3 2 -

Price: \$885,000

Method: Auction Sale

Date: 16/02/2021

Property Type: House (Res)

Agent Comments

Situated in next suburb, not as close to Seddon Village as 27 Buckingham St. 127 Coronation was also really run down and in need urgent repair.



11 Leander St FOOTSCRAY 3011 (REI)

3 1 2

Price: \$839,000

Method: Auction Sale

Date: 20/02/2021

Property Type: House (Res)

Land Size: 323 sqm approx

Agent Comments

Small home, in need of repair and small size block. The location is inferior compared to 27 Buckingham St.