

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

24/20 French Street, Footscray Vic 3011

Indicative selling price

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

Range between \$399,000

&

\$430,000

Median sale price

Median price \$430,000

House

Unit

X

Suburb

Footscray

Period - From 01/07/2018

to

30/06/2019

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 | 1001/240 Barkly St FOOTSCRAY 3011 | \$420,000 | 15/06/2019 |
| 2 | 21/20 French St FOOTSCRAY 3011 | \$420,000 | 01/05/2019 |
| 3 | 9/75 Droop St FOOTSCRAY 3011 | \$411,000 | 24/05/2019 |

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.

24/20 French Street, Footscray Vic 3011



2 1 1

Rooms:
Property Type: Apartment
Land Size: 1127 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending June 2019: \$430,000

Comparable Properties

1001/240 Barkly St FOOTSCRAY 3011 (REI/VG) **Agent Comments**

2 1 1

Price: \$420,000
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: Apartment



21/20 French St FOOTSCRAY 3011 (REI/VG) **Agent Comments**

2 1 1

Price: \$420,000
Method: Private Sale
Date: 01/05/2019
Rooms: 3
Property Type: Apartment



9/75 Droop St FOOTSCRAY 3011 (REI/VG) **Agent Comments**

2 1 1

Price: \$411,000
Method: Private Sale
Date: 24/05/2019
Rooms: -
Property Type: Apartment