Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and	
postcode	

Indicative selling price

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

Range between \$399,000	&	\$430,000
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Median sale price

Median price	\$430,000	Hou	use	Unit	X	Suburb	Footscray
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

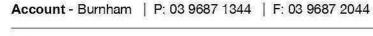
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.









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

1 2 **1** 1 **4** 1

Price: \$420,000 Method: Auction Sale Date: 15/06/2019

Rooms: -

Property Type: Apartment



21/20 French St FOOTSCRAY 3011 (REI/VG)

□ 2 **□** 1 **□**

Price: \$420,000 Method: Private Sale Date: 01/05/2019

Rooms: 3

Property Type: Apartment



9/75 Droop St FOOTSCRAY 3011 (REI/VG)

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Price: \$411,000 Method: Private Sale Date: 24/05/2019

Rooms: -

Property Type: Apartment

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





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Agent Comments

Agent Comments