

19/20 French Street, Footscray Vic 3011



3 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$575,000

Median House Price

March quarter 2021: \$533,055

Comparable Properties



7/18 Blandford Street, West Footscray 3012 (REI)

2 Bed 1 Bath 1 Car

Price: \$615,000

Method: Sold Before Auction

Date: 13/04/2021

Property Type: Unit

Agent Comments: Renovated two bedroom unit, one less room, does have a garage and good sized courtyard.



2/55 Jacks Way, Maribyrnong 3032 (VG)

3 Bed 2 Bath 1 Car

Price: \$600,000

Method: Sale

Date: 04/03/2021

Property Type: Strata Unit/Flat

Agent Comments: Three bedroom two level apartment in a modern building, comparable accommodation, has an additional bathroom.



2/155 Gordon Street, Footscray 3011 (REI)

2 Bed 1 Bath 1 Car

Price: \$562,000

Method: Private Sale

Date: 03/05/2021

Property Type: Apartment

Agent Comments: Three bedroom two level apartment in a modern building, comparable accommodation, has an additional bathroom.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	19/20 French Street, Footscray Vic 3011
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Indicative selling price

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

Single price	\$575,000
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Median sale price

Median price	\$533,055	Unit	x	Suburb	Footscray
Period - From	01/01/2021	to	31/03/2021	Source	REIV

Comparable property sales

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
7/18 Blandford Street, WEST FOOTSCRAY 3012	\$615,000	13/04/2021
2/55 Jacks Way, MARIBYRNONG 3032	\$600,000	04/03/2021
2/155 Gordon Street, FOOTSCRAY 3011	\$562,000	03/05/2021

This Statement of Information was prepared on:

14/07/2021