

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

1/155 Gordon 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2018

to

30 Sep 2019

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

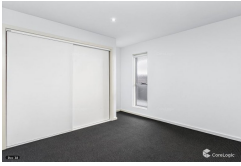
Date of sale

| | | |
|---|-----------|-----------|
| 25/44 Everard Street Footscray VIC 3011 | \$470,000 | 28-Feb-19 |
| 111/27 Victoria Street Footscray VIC 3011 | \$475,000 | 24-Jul-19 |
| 401/90 Buckley Street Footscray VIC 3011 | \$450,000 | 11-Sep-19 |

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: 23 October 2019

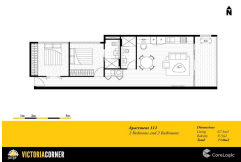


25/44 Everard Street Footscray VIC 3011 Sold Price

\$470,000 Sold Date **28-Feb-19**

2 1 1

Distance **0.36km**



111/27 Victoria Street Footscray VIC 3011 Sold Price

\$475,000 Sold Date **24-Jul-19**

2 2 1

Distance **0.61km**



401/90 Buckley Street Footscray VIC 3011 Sold Price

\$450,000 Sold Date **11-Sep-19**

2 2 1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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