

## 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

8/51 Stirling Street Footscray VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$333,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2019

to

31 Oct 2020

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

511/55 Hopkins Street Footscray VIC 3011	\$306,000	20-Jun-20
104/60 Speakmen Street Kensington VIC 3031	\$335,000	15-Aug-20
104C/60 Speakmen Street Kensington VIC 3031	\$335,000	20-Aug-20

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: 20 November 2020

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**511/55 Hopkins Street Footscray  
VIC 3011**

 1  1  1

Sold Price **\$306,000** Sold Date **20-Jun-20**

Distance **0.64km**



**104/60 Speakmen Street  
Kensington VIC 3031**

 1  1  1

Sold Price **\$335,000** Sold Date **15-Aug-20**

Distance **1.35km**



**104C/60 Speakmen Street  
Kensington VIC 3031**

 1  1  1

Sold Price <sup>RS</sup> **\$335,000** Sold Date **20-Aug-20**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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