

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

1/115 Creswick 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Footscray

Period-from

01 Apr 2020

to

31 Mar 2021

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

20/24 Dongola Road West Footscray VIC 3012	\$720,000	18-Feb-21
38B Dongola Road West Footscray VIC 3012	\$730,000	18-Nov-20
1/117 Essex Street West Footscray VIC 3012	\$720,000	12-Dec-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: 28 April 2021

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**20/24 Dongola Road West
Footscray VIC 3012**

2 1 1

Sold Price

^{RS}

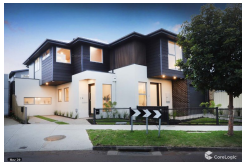
\$720,000

Sold Date

18-Feb-21

Distance

1.07km



**38B Dongola Road West Footscray
VIC 3012**

2 1 1

Sold Price

\$730,000

Sold Date

18-Nov-20

Distance

1.08km



**1/117 Essex Street West Footscray
VIC 3012**

2 1 1

Sold Price

\$720,000

Sold Date

12-Dec-20

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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