

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

6/13 Empire 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2019

to

31 May 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

13/43-45 Church Street West Footscray VIC 3012	\$240,000	21-Apr-20
10/5 Carmichael Street West Footscray VIC 3012	\$300,000	27-Feb-20
8/187 Charles Street Seddon VIC 3011	\$315,000	24-Feb-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: 30 June 2020



**13/43-45 Church Street West
Footscray VIC 3012**

1 1 1

Sold Price **\$240,000** Sold Date **21-Apr-20**

Distance **1.18km**



**10/5 Carmichael Street West
Footscray VIC 3012**

1 1 1

Sold Price **\$300,000** Sold Date **27-Feb-20**

Distance **1.53km**



**8/187 Charles Street Seddon VIC
3011**

1 1 1

Sold Price **\$315,000** Sold Date **24-Feb-20**

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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