

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

104/20 Arthur 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

&

\$459,000

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

3/99-103 Summerhill Road Footscray VIC 3011	\$456,000	21-Mar-20
106/26 Beaurepaire Parade Footscray VIC 3011	\$475,000	17-Dec-19
5/4 La Scala Avenue Maribyrnong VIC 3032	\$460,000	24-Jan-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: 29 June 2020

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**3/99-103 Summerhill Road
Footscray VIC 3011**

2 1 1

Sold Price **\$456,000** Sold Date **21-Mar-20**

Distance **0.58km**



**106/26 Beaurepaire Parade
Footscray VIC 3011**

2 1 1

Sold Price **\$475,000** Sold Date **17-Dec-19**

Distance **0.95km**



**5/4 La Scala Avenue Maribyrnong
VIC 3032**

2 1 1

Sold Price **\$460,000** Sold Date **24-Jan-20**

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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