

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 406E/18-24 Hopkins St, Footscray

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 \$* 450,000 & \$ 470,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 422,500 *House *Unit Suburb Property Data

Period - From 10.2.2019 to 10.8.2019 Source Property Data

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 six 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
1 111/27-29 Victoria St, Footscray Vic 3011	\$ 475,000	8.8.2019
2 27/200 Smithfield Rd, Flemington Vic 3031	\$ 459,000	20.7.2019
3 1020/18 Albert St, Footscray Vic 3011	\$ 502,000	6.6.2019

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 six months.~~

SEDDON

94 Charles Street
9689 9000

FOOTSCRAY

273 Barkly Street
9687 1344

DEER PARK

93 Station Road
9363 6333