

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

2 Coral Avenue, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$715,000

Median sale price

Median price \$410,000 Property Type Unit Suburb Footscray

Period - From 06/11/2018 to 05/11/2019 Source REIV

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	1/32 Liverpool St FOOTSCRAY 3011	\$730,000	04/09/2019
2	30b Liverpool St FOOTSCRAY 3011	\$730,000	03/08/2019
3	1/5 Sydenham St SEDDON 3011		09/10/2019

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.~~

This Statement of Information was prepared on:

06/11/2019 15:33



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

06/11/2018 - 05/11/2019: \$410,000

Comparable Properties



1/32 Liverpool St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 -

Price: \$730,000

Method: Sold Before Auction

Date: 04/09/2019

Property Type: Townhouse (Res)



30b Liverpool St FOOTSCRAY 3011 (REI)

Agent Comments

2 3 -

Price: \$730,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Townhouse (Res)



1/5 Sydenham St SEDDON 3011 (REI)

Agent Comments

2 2 -

Price:

Method: Sale by Tender

Date: 09/10/2019

Property Type: Townhouse (Single)