

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 G04/27 Victoria Street, Footscray VIC 3011

Indicative selling price

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

Single price \$409,000

or range between \$

&

\$

Median sale price

Median price \$471,000

Property type *Unit*

Suburb Footscray

Period - From 01.10.2020

to

31.12.2020

Source REIV

Comparable property sales

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. 105/27 Victoria Street, Footscray	\$395,000	31.12.2020
2. 309/90 Buckley Street, Footscray	\$357,500	07.10.2020
3. 12/53 Stephen Street, Yarraville	\$398,000	20.01.2020

OR

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: 24.02.2021