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: 209/27 Victoria Street, Footscray Vic 3011

Indicative selling price

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

Single price: $475,000

Median sale price

Median price: $480,000 Property Type: Unit Suburb: Footscray

Period - From: 01/07/2023 to: 30/09/2023 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	702/277-287 Barkly St FOOTSCRAY 3011	$500,000	03/08/2023
2	513/90 Buckley St FOOTSCRAY 3011	$485,000	20/05/2023
3			

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: 30/10/2023 15:48

JAS STEPHENS

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Property Type: Unit

Agent Comments

Indicative Selling Price
$475,000
Median Unit Price
September quarter 2023: $480,000

Comparable Properties



702/277-287 Barkly St FOOTSCRAY 3011 (REI)

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Agent Comments

Price: $500,000
Method: Sold Before Auction
Date: 03/08/2023
Property Type: Apartment

513/90 Buckley St FOOTSCRAY 3011 (VG)

2 - -

Agent Comments

Price: $485,000
Method: Sale
Date: 20/05/2023
Property Type: Strata Unit/Flat

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.

REIV THE DIFFERENCE

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