

## 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

111/27-29 Victoria Street, Footscray Vic 3011

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$460,000

&

\$480,000

#### Median sale price

Median price

\$435,000

House

Unit

X

Suburb

Footscray

Period - From

01/07/2016

to

30/06/2017

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	16/23 Pickett St FOOTSCRAY 3011	\$440,000	20/07/2017
2	510/250 Barkly St FOOTSCRAY 3011	\$430,000	11/07/2017
3	3/22 Pickett St FOOTSCRAY 3011	\$360,000	25/02/2017

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.~~

111/27-29 Victoria Street, Footscray Vic 3011



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$460,000 - \$480,000  
**Median Unit Price**  
Year ending June 2017: \$435,000

## Comparable Properties



**16/23 Pickett St FOOTSCRAY 3011 (REI)**

**Agent Comments**



**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 20/07/2017  
**Rooms:** 4  
**Property Type:** Flat/Unit/Apartment (Res)



**510/250 Barkly St FOOTSCRAY 3011 (VG)**

**Agent Comments**



**Price:** \$430,000  
**Method:** Sale  
**Date:** 11/07/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**3/22 Pickett St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**



**Price:** \$360,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 4  
**Property Type:** Unit