

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

102/90 Buckley Street Footscray VIC 3011

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

\$475,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 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

411/90 Buckley Street Footscray VIC 3011	\$493,000	25-Nov-20
502/90 Buckley Street Footscray VIC 3011	\$487,500	07-Aug-20
6/274 Ballarat Road Footscray VIC 3011	\$530,000	10-Aug-20

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 6 months.~~

This Statement of Information was prepared on: 08 January 2021



411/90 Buckley Street Footscray VIC 3011

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Sold Price

^{RS}

\$493,000

Sold Date **25-Nov-20**

Distance -



502/90 Buckley Street Footscray VIC 3011

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Sold Price

\$487,500

Sold Date **07-Aug-20**

Distance -



6/274 Ballarat Road Footscray VIC 3011

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Sold Price

\$530,000

Sold Date **10-Aug-20**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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