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	1/258 Ballarat Road, Footscray Vic 3011

Indicative selling price

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

Single price $285,000

Median sale price

Median price $452,000 Property Type Unit Suburb Footscray

Period - From 18/11/2019 to 17/11/2020 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	4/16 Eldridge St FOOTSCRAY 3011	$350,000	16/09/2020
2	2/7-9 Eldridge St FOOTSCRAY 3011	$340,000	24/06/2020
3	4/98 Rupert St WEST FOOTSCRAY 3012	$315,000	27/07/2020

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: 18/11/2020 13:46

1/258 Ballarat Road, Footscray Vic 3011



2 -

Property Type: Apartment

Agent Comments

Indicative Selling Price
$285,000
Median Unit Price
18/11/2019 - 17/11/2020: $452,000

Comparable Properties



4/16 Eldridge St FOOTSCRAY 3011 (REI)

2 1 1

Price: $350,000
Method: Private Sale
Date: 16/09/2020
Rooms: 4
Property Type: Apartment

Agent Comments



2/7-9 Eldridge St FOOTSCRAY 3011 (REI)

2 1 1

Price: $340,000
Method: Private Sale
Date: 24/06/2020
Property Type: Apartment

Agent Comments



4/98 Rupert St WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: $315,000
Method: Private Sale
Date: 27/07/2020
Rooms: 3
Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.