

## 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 102/21 Buckingham 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 \$650,000 & \$700,000

#### Median sale price

Median price \$442,500 House Unit X Suburb Footscray

Period - From 01/10/2017 to 31/12/2017 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	3/27 Stephen St YARRAVILLE 3013	\$721,500	28/01/2018
2	202/141 Stephen St YARRAVILLE 3013	\$655,000	10/02/2018
3	17/40 Murray St YARRAVILLE 3013	\$650,000	17/02/2018

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.

102/21 Buckingham Street, Footscray Vic 3011



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
December quarter 2017: \$442,500

## Comparable Properties



**3/27 Stephen St YARRAVILLE 3013 (REI)**

**Agent Comments**



**Price:** \$721,500  
**Method:** Sold Before Auction  
**Date:** 28/01/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)

**202/141 Stephen St YARRAVILLE 3013 (REI)**

**Agent Comments**



**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 10/02/2018  
**Rooms:** -  
**Property Type:** Apartment



**17/40 Murray St YARRAVILLE 3013 (REI)**

**Agent Comments**



**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** -  
**Property Type:** Apartment