

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 18-24 Hopkins Street, Footscray, Vic 3011

Indicative selling price

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

Single price \$* 405,000 or range between \$* & \$

Median sale price

Median price \$ 407,250 Property type *Apartment* Suburb Footscray, Vic 3011
Period - From 1 Feb 2019 to 05 Feb 2020 Source Realestate.com.au

Comparable property sales

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
1 111/27-29 Victoria St, Footscray, Vic 3011	\$ 475,000	8 Aug 2019
2 27/200 Smithfield Rd, Flemington, Vic 3011	\$ 459,000	20 Jul 2019
3 1020/18 Albert St, Footscray, Vic 3011	\$ 502,000	6 Jun 2019

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: 27/FEB/2020