

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

8 Hopkins 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

\$432,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2019

to

31 May 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

302/33 Ryan Street Footscray VIC 3011	\$620,000	05-Dec-18
2G/71 Henry Street Kensington VIC 3031	\$555,000	02-Jun-19
104/205 Ballarat Road Footscray VIC 3011	\$485,000	10-Oct-19

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: 05 June 2020



302/33 Ryan Street Footscray VIC 3011 Sold Price **\$620,000** Sold Date **05-Dec-18**

 2  2  -

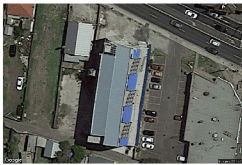
Distance **0.54km**



2G/71 Henry Street Kensington VIC 3031 Sold Price **\$555,000** Sold Date **02-Jun-19**

 2  2  -

Distance **1.62km**



104/205 Ballarat Road Footscray VIC 3011 Sold Price **\$485,000** Sold Date **10-Oct-19**

 2  2  -

Distance **2.03km**

RS = Recent sale

UN = Undisclosed Sale

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