

5/5 Govan Court, Footscray Vic 3011



1 Bed 1 Bath 1 Car
Property Type: Unit
Indicative Selling Price
 \$290,000 - \$310,000
Median House Price
 March quarter 2024: \$460,000

Comparable Properties



11/707 Barkly Street, West Footscray 3012 (REI)
1 Bed 1 Bath 1 Car
Price: \$300,000
Method: Private Sale
Date: 09/04/2024
Property Type: Unit
Agent Comments: This property has the following features in comparison: Inferior location, Similar size & Similar floor plan



848/18 Albert Street, Footscray 3011 (REI)
1 Bed 1 Bath - Car
Price: \$299,000
Method: Private Sale
Date: 09/04/2024
Property Type: Unit
Agent Comments: This property has the following features in comparison: Similar location, Similar size & Inferior accommodation



6/17 Kingsville Street, Kingsville 3012 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$298,000
Method: Private Sale
Date: 06/02/2024
Property Type: Unit
Agent Comments: This property has the following features in comparison: Similar location, Similar size & Similar floor plan

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

5/5 Govan Court, Footscray Vic 3011

Indicative selling price

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

Range between \$290,000 & \$310,000

Median sale price

Median price \$460,000 Unit x Suburb Footscray

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales

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 |
|---|-----------|--------------|
| 11/707 Barkly Street, WEST FOOTSCRAY 3012 | \$300,000 | 09/04/2024 |
| 848/18 Albert Street, FOOTSCRAY 3011 | \$299,000 | 26/03/2024 |
| 6/17 Kingsville Street, KINGSVILLE 3012 | \$298,000 | 06/02/2024 |

This Statement of Information was prepared on:

03/05/2024 10:47