

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

1/29 EMPIRE 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

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Footscray

Period-from

01 May 2023

to

30 Apr 2024

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

9/4 EMPIRE STREET FOOTSCRAY VIC 3011	\$368,000	23-Feb-24
9/2 EMPIRE STREET FOOTSCRAY VIC 3011	\$350,000	31-Dec-23
2/4 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$405,000	11-Dec-23

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: 20 May 2024

**9/4 EMPIRE STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

\$368,000Sold Date **23-Feb-24**Distance **0.26km****9/2 EMPIRE STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

\$350,000Sold Date **31-Dec-23**Distance **0.27km****2/4 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$405,000Sold Date **11-Dec-23**Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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