

## 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

1/4 EMPIRE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$355,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2023

to

31 Mar 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

9/2 EMPIRE STREET FOOTSCRAY VIC 3011	\$350,000	31-Dec-23
9/4 EMPIRE STREET FOOTSCRAY VIC 3011	\$368,000	23-Feb-24
14/107 GORDON STREET FOOTSCRAY VIC 3011	\$330,000	28-Nov-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: 17 April 2024



**9/2 EMPIRE STREET FOOTSCRAY  
VIC 3011**

 2  1  1

Sold Price **\$350,000** Sold Date **31-Dec-23**

Distance **0.02km**

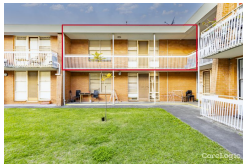


**9/4 EMPIRE STREET FOOTSCRAY  
VIC 3011**

 2  1  1

Sold Price **\$368,000** Sold Date **23-Feb-24**

Distance **0km**



**14/107 GORDON STREET  
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price <sup>RS</sup> **\$330,000** Sold Date **28-Nov-23**

Distance **0.43km**

RS = Recent sale      UN = Undisclosed Sale

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