

## 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

1/55 DROOP 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

\$385,000

&

\$405,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2022

to

31 Jul 2023

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

1505/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$396,000	14-Mar-23
2/31 MORELAND STREET FOOTSCRAY VIC 3011	\$392,000	17-Dec-22
214/1 MORELAND STREET FOOTSCRAY VIC 3011	\$385,000	19-Jul-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: 01 August 2023



**1505/8 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**

1 1 -

Sold Price **\$396,000** Sold Date **14-Mar-23**

Distance **1.07km**



**2/31 MORELAND STREET  
FOOTSCRAY VIC 3011**

1 1 -

Sold Price **\$392,000** Sold Date **17-Dec-22**

Distance **1.1km**



**214/1 MORELAND STREET  
FOOTSCRAY VIC 3011**

1 1 1

Sold Price <sup>RS</sup> **\$385,000** Sold Date **19-Jul-23**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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