

## 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

1/79 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

\$345,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

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

205/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$410,000	29-Jan-24
9/64 CROSS STREET FOOTSCRAY VIC 3011	\$365,000	13-Dec-23
1/277 NICHOLSON STREET SEDDON VIC 3011	\$440,000	24-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.

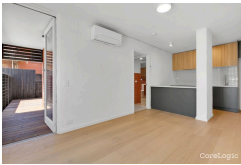
This Statement of Information was prepared on: 13 May 2024

**205/277-287 BARKLY STREET  
FOOTSCRAY VIC 3011**

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Sold Price **\$410,000** Sold Date **29-Jan-24**Distance **0.5km****9/64 CROSS STREET FOOTSCRAY  
VIC 3011**

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Sold Price **\$365,000** Sold Date **13-Dec-23**Distance **1.38km****1/277 NICHOLSON STREET  
SEDDON VIC 3011**

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Sold Price **\$440,000** Sold Date **24-Dec-23**Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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