

# 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

10/57 Hyde 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)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$480,000 Property Type Unit Suburb Footscray

Period - From 01/01/2023 to 31/12/2023 Source REIV

### 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 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
1	4/119 Gamon St YARRAVILLE 3013	\$545,000	12/02/2024
2	15/49 Napier St FOOTSCRAY 3011	\$510,000	14/01/2024
3	18/146 Hyde St YARRAVILLE 3013	\$500,000	20/10/2023

**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 six months.~~

This Statement of Information was prepared on:

21/02/2024 09:46



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**4/119 Gamon St YARRAVILLE 3013 (REI)**

**Agent Comments**



**Price:** \$545,000

**Method:** Private Sale

**Date:** 12/02/2024

**Property Type:** Unit



**15/49 Napier St FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**



**Price:** \$510,000

**Method:** Private Sale

**Date:** 14/01/2024

**Property Type:** Apartment



**18/146 Hyde St YARRAVILLE 3013 (REI/VG)**

**Agent Comments**



**Price:** \$500,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** Apartment