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	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$480,000	Pro	operty Type	Unit			Suburb	Footscray
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress 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



10/57 Hyde Street, Footscray Vic 3011

hockingstuart



Property Type: Apartment Agent Comments

03 8387 0555 0425 718 411 ldardha@hockingstuart.com

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Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending December 2023: \$480,000

Comparable Properties

4/119 Gamon St YARRAVILLE 3013 (REI) Agent Comments **63** 1 2 Price: \$545,000 Method: Private Sale Date: 12/02/2024 Property Type: Unit 15/49 Napier St FOOTSCRAY 3011 (REI/VG) Agent Comments **63** 1 - 2 Price: \$510.000 Method: Private Sale Date: 14/01/2024 Property Type: Apartment

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

2 **D** 1

Price: \$500,000 Method: Private Sale Date: 20/10/2023 Property Type: Apartment

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



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Agent Comments



