

## 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

105/59 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

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

7/59 DROOP STREET FOOTSCRAY VIC 3011	\$460,000	15-Dec-23
202/61 DROOP STREET FOOTSCRAY VIC 3011	\$500,000	24-Dec-23
8/78 DROOP STREET FOOTSCRAY VIC 3011	\$515,000	12-Mar-24

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: 24 April 2024

**7/59 DROOP STREET FOOTSCRAY  
VIC 3011**

Sold Price

<sup>RS</sup> **\$460,000** <sup>UN</sup>

Sold Date

**15-Dec-23**

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Distance

**0km****202/61 DROOP STREET  
FOOTSCRAY VIC 3011**

Sold Price

**\$500,000**

Sold Date

**24-Dec-23**

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Distance

**0.02km****8/78 DROOP STREET FOOTSCRAY  
VIC 3011**

Sold Price

<sup>RS</sup> **\$515,000**

Sold Date

**12-Mar-24**

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Distance

**0.16km****RS** = Recent sale**UN** = Undisclosed Sale

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