

## 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

106/27 VICTORIA 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

\$397,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 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

207/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$407,000	10-Oct-23
621/18 ALBERT STREET FOOTSCRAY VIC 3011	\$399,000	25-Jul-23
815/1 MORELAND STREET FOOTSCRAY VIC 3011	\$375,000	01-Aug-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: 16 November 2023



**207/27 VICTORIA STREET  
FOOTSCRAY VIC 3011**

1 1 1

Sold Price <sup>RS</sup> **\$407,000** Sold Date **10-Oct-23**

Distance **0.01km**



**621/18 ALBERT STREET  
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$399,000** Sold Date **25-Jul-23**

Distance **0.37km**



**815/1 MORELAND STREET  
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$375,000** Sold Date **01-Aug-23**

Distance **1.34km**

RS = Recent sale      UN = Undisclosed Sale

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