

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

106/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2022

to

30 Sep 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

206/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$440,000	08-Sep-23
303/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$450,000	15-May-23
107/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$427,500	07-Nov-22

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 October 2023

**206/368 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

Sold Price

RS

\$440,000

Sold Date

08-Sep-23

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Distance

0km**303/110 ROBERTS STREET WEST
FOOTSCRAY VIC 3012**

Sold Price

RS

\$450,000

Sold Date

15-May-23

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Distance

0.46km**107/110 ROBERTS STREET WEST
FOOTSCRAY VIC 3012**

Sold Price

\$427,500

Sold Date

07-Nov-22

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Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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