

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

13/155 GORDON STREET FOOTSCRAY VIC 3011

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

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2022

to

30 Jun 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

5/4 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$415,000	28-Mar-23
313/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$435,000	04-Mar-23
202/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$422,500	10-Mar-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: 21 July 2023



**5/4 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$415,000** Sold Date **28-Mar-23**

Distance **0.72km**

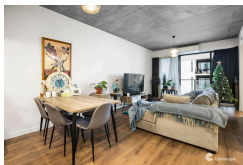


**313/90 BUCKLEY STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$435,000** Sold Date **04-Mar-23**

Distance **0.88km**



**202/90 BUCKLEY STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$422,500** Sold Date **10-Mar-23**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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