

# 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

18/155 Gordon 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)

Range between

\$310,000

&

\$340,000

### Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Footscray

Period - From

01/10/2023

to

31/12/2023

Source

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.

	Address of comparable property	Price	Date of sale
1	212/9 Hewitt Av FOOTSCRAY 3011	\$335,000	24/08/2023
2	9/158 Barkly St FOOTSCRAY 3011	\$322,500	09/11/2023
3	3/10 Empire St FOOTSCRAY 3011	\$302,000	10/08/2023

**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:

16/01/2024 13:49



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$310,000 - \$340,000

**Median Unit Price**

December quarter 2023: \$490,000

## Comparable Properties



**212/9 Hewitt Av FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$335,000

**Method:** Private Sale

**Date:** 24/08/2023

**Property Type:** Apartment



**9/158 Barkly St FOOTSCRAY 3011 (REI)**

**Agent Comments**

1   1   -

**Price:** \$322,500

**Method:** Private Sale

**Date:** 09/11/2023

**Property Type:** Apartment



**3/10 Empire St FOOTSCRAY 3011 (VG)**

**Agent Comments**

1   -   -

**Price:** \$302,000

**Method:** Sale

**Date:** 10/08/2023

**Property Type:** Strata Unit/Flat