

## 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

2/232 NICHOLSON 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

\$250,000

&

\$275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2023

to

30 Jun 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

1/39 HYDE STREET FOOTSCRAY VIC 3011	\$285,000	15-Dec-23
4/39 HYDE STREET FOOTSCRAY VIC 3011	\$277,000	06-Jun-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.

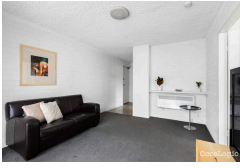
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**1/39 HYDE STREET FOOTSCRAY  
VIC 3011**

1 1 1

Sold Price

**\$285,000**

Sold Date

**15-Dec-23**

Distance

**0.28km**



**4/39 HYDE STREET FOOTSCRAY  
VIC 3011**

1 1 1

Sold Price

**\$277,000**

Sold Date

**06-Jun-23**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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