

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

2/4 QUEEN 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2022

to

31 Jul 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

404/21 VICTORIA STREET FOOTSCRAY VIC 3011	\$672,000	02-Nov-22
6/144 GEELONG ROAD FOOTSCRAY VIC 3011	\$575,000	05-Jun-22
104/21 BUCKINGHAM STREET FOOTSCRAY VIC 3011	\$590,000	21-Apr-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: 29 August 2023

	<p>404/21 VICTORIA STREET FOOTSCRAY VIC 3011</p> <p>  2  2  1 </p>	<p>Sold Price</p>	<p>\$672,000</p>	<p>Sold Date</p>	<p>02-Nov-22</p>
				<p>Distance</p>	<p>0.17km</p>
	<p>6/144 GEELONG ROAD FOOTSCRAY VIC 3011</p> <p>  2  1  1 </p>	<p>Sold Price</p>	<p>\$575,000</p>	<p>Sold Date</p>	<p>05-Jun-22</p>
				<p>Distance</p>	<p>0.17km</p>
	<p>104/21 BUCKINGHAM STREET FOOTSCRAY VIC 3011</p> <p>  2  1  1 </p>	<p>Sold Price</p>	<p>\$590,000</p>	<p>Sold Date</p>	<p>21-Apr-22</p>
				<p>Distance</p>	<p>0.17km</p>

RS = Recent sale

UN = Undisclosed Sale

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