

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

203/27 VICTORIA 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2023

to

31 Dec 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

207/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$407,000	05-Oct-23
214/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$410,000	24-Jul-23
1409/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$406,500	25-Aug-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: 25 January 2024



**207/27 VICTORIA STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$407,000** Sold Date **05-Oct-23**

Distance **0km**



**214/277-287 BARKLY STREET
FOOTSCRAY VIC 3011**

1 1 -

Sold Price **\$410,000** Sold Date **24-Jul-23**

Distance **0.21km**



**1409/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$406,500** Sold Date **25-Aug-23**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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