

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

203/372 GEELONG ROAD WEST FOOTSCRAY VIC 3012

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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

West Footscray

Period-from

01 May 2023

to

30 Apr 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

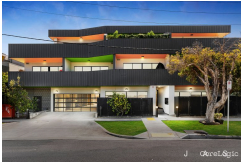
104/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$420,000	10-Apr-24
204/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$440,000	17-May-24
201/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$395,000	13-Dec-23

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: 23 May 2024

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**104/368 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

Sold Price **\$420,000** Sold Date **10-Apr-24**

 2  1  1

Distance **0.04km**



**204/368 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

Sold Price ^{RS} **\$440,000** Sold Date **17-May-24**

 2  1  1

Distance **0.04km**



**201/368 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

Sold Price **\$395,000** Sold Date **13-Dec-23**

 2  1  1

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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