

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

204/64 Geelong Road, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$430,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Footscray

Period - From 01/07/2023 to 30/09/2023 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	13/155 Gordon St FOOTSCRAY 3011	\$440,000	19/08/2023
2	30/155 Gordon St FOOTSCRAY 3011	\$380,000	29/06/2023
3	10/93 Droop St FOOTSCRAY 3011	\$337,500	17/09/2023

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:

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000 - \$430,000
Median Unit Price
September quarter 2023: \$480,000

Comparable Properties



13/155 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$440,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Apartment



30/155 Gordon St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$380,000
Method: Private Sale
Date: 29/06/2023
Property Type: Apartment



10/93 Droop St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$337,500
Method: Private Sale
Date: 17/09/2023
Property Type: Unit