## 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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$400,000		&		\$430,000			
Median sale pi	rice							
Median price	\$480,000	Pro	operty Type	Unit			Suburb	Footscray
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress 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:

02/11/2023 15:54



204/64 Geelong Road, Footscray Vic 3011



**Property Type:** Strata Unit/Flat Agent Comments

Tony Gerace 03 9687 1344 0411 121701 tonygerace@burnham.com.au

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

# **Comparable Properties**



### 13/155 Gordon St FOOTSCRAY 3011 (REI)



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



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



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

Price Meth

10/93 Droop St FOOTSCRAY 3011 (REI)



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

Agent Comments

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





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