

## 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

25 CROWN STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2022

to

30 Sep 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

214/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$410,000	28-Jul-23
1213/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$415,000	30-Nov-22
1405/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$410,000	23-Oct-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: 09 October 2023



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

1 1 -

Sold Price

<sup>RS</sup>

**\$410,000**

Sold Date

**28-Jul-23**

Distance

**0.18km**



## 1213/4 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price

**\$415,000**

Sold Date

**30-Nov-22**

Distance

**1.19km**



## 1405/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

**\$410,000**

Sold Date

**23-Oct-22**

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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