

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

3/34 EMPIRE 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

\$295,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 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

EMPIRE STREET FOOTSCRAY VIC 3011	\$312,000	21-Oct-23
11/8 ELEANOR STREET FOOTSCRAY VIC 3011	\$315,000	15-Dec-23
14/107 GORDON STREET FOOTSCRAY VIC 3011	\$330,000	28-Nov-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: 08 March 2024

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EMPIRE STREET FOOTSCRAY VIC 3011

Sold Price

\$312,000

Sold Date

21-Oct-23

 2  1  1

Distance

0.28km



11/8 ELEANOR STREET FOOTSCRAY VIC 3011

Sold Price

\$315,000

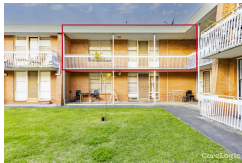
Sold Date

15-Dec-23

 2  1  1

Distance

0.65km



14/107 GORDON STREET FOOTSCRAY VIC 3011

Sold Price

^{RS} **\$330,000**

Sold Date

28-Nov-23

 2  1  1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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