

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

301/51 GORDON 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

\$110,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 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

317/51 GORDON STREET FOOTSCRAY VIC 3011	\$105,000	10-Aug-23
324/51 GORDON STREET FOOTSCRAY VIC 3011	\$110,000	19-Jul-23
419/51 GORDON STREET FOOTSCRAY VIC 3011	\$95,000	18-May-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: 03 November 2023

**317/51 GORDON STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$105,000** Sold Date **10-Aug-23**Distance **0km****324/51 GORDON STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$110,000** Sold Date **19-Jul-23**Distance **0km****419/51 GORDON STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$95,000** Sold Date **18-May-23**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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