

## 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

310/51 GORDON 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

\$110,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

313/51 GORDON STREET FOOTSCRAY VIC 3011	\$105,000	19-Apr-24
515/51 GORDON STREET FOOTSCRAY VIC 3011	\$100,000	12-Apr-24
301/51 GORDON STREET FOOTSCRAY VIC 3011	\$100,000	08-Feb-24

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: 14 June 2024

**313/51 GORDON STREET  
FOOTSCRAY VIC 3011**

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Sold Price

RS

**\$105,000**

Sold Date

**19-Apr-24**

Distance

**0km****515/51 GORDON STREET  
FOOTSCRAY VIC 3011**

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Sold Price

**\$100,000**

Sold Date

**12-Apr-24**

Distance

**0km****301/51 GORDON STREET  
FOOTSCRAY VIC 3011**

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Sold Price

Sold Date

**08-Feb-24**

Distance

**0.01km**

RS = Recent sale

UN = Undisclosed Sale

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