

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

34 RYAN 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Footscray

Period-from

01 Jan 2023

to

31 Dec 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

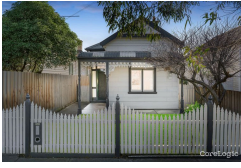
Date of sale

32 LYNCH STREET FOOTSCRAY VIC 3011	\$1,110,000	12-Aug-23
34 LYNCH STREET FOOTSCRAY VIC 3011	\$1,160,000	27-Jun-23
41 RAILWAY PLACE FOOTSCRAY VIC 3011	\$1,212,000	15-Jul-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: 31 January 2024



**32 LYNCH STREET FOOTSCRAY
VIC 3011**

 3  1  -

Sold Price **\$1,110,000** Sold Date **12-Aug-23**

Distance **0.25km**



**34 LYNCH STREET FOOTSCRAY
VIC 3011**

 3  1  2

Sold Price **\$1,160,000** Sold Date **27-Jun-23**

Distance **0.25km**



**41 RAILWAY PLACE FOOTSCRAY
VIC 3011**

 3  2  1

Sold Price **\$1,212,000** Sold Date **15-Jul-23**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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