

## 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

4/5 EMPIRE 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

\$335,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2022

to

31 Aug 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

9/13 EMPIRE STREET FOOTSCRAY VIC 3011	\$365,000	03-Aug-23
9/7-9 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$340,000	19-Jun-23
4/10 EMPIRE STREET FOOTSCRAY VIC 3011	\$370,000	26-Aug-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: 05 September 2023

**9/13 EMPIRE STREET FOOTSCRAY  
VIC 3011**

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Sold Price

RS

**\$365,000**

Sold Date

**03-Aug-23**

Distance

**0.08km****9/7-9 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

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Sold Price

RS

**\$340,000**

Sold Date

**19-Jun-23**

Distance

**0.13km****4/10 EMPIRE STREET FOOTSCRAY  
VIC 3011**

🛏 2 🚿 1 🚗 1

Sold Price

RS

**\$370,000**

Sold Date

**26-Aug-23**

Distance

**0.08km**

RS = Recent sale

UN = Undisclosed Sale

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