

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

4/9 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

or range
between

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2022

to

30 Sep 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

2/95-97 SUMMERHILL ROAD FOOTSCRAY VIC 3011	\$265,000	03-Aug-23
2/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$247,000	01-Sep-23
8/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$255,000	12-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: 25 October 2023

**2/95-97 SUMMERHILL ROAD
FOOTSCRAY VIC 3011**

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Sold Price

RS

\$265,000Sold Date **03-Aug-23**

Distance

1km**2/43-45 CHURCH STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

\$247,000Sold Date **01-Sep-23**

Distance

1.18km**8/5 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**

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Sold Price

\$255,000Sold Date **12-May-23**

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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