

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

5/248 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

\$410,000

&

\$450,000

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

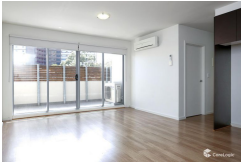
Date of sale

| | | |
|---|-----------|-----------|
| 13/155 GORDON STREET FOOTSCRAY VIC 3011 | \$440,000 | 19-Aug-23 |
| 4/72 DROOP STREET FOOTSCRAY VIC 3011 | \$413,999 | 04-Nov-22 |
| 1/2 ELDRIDGE STREET FOOTSCRAY VIC 3011 | \$409,300 | 17-Oct-22 |

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 October 2023

**13/155 GORDON STREET
FOOTSCRAY VIC 3011**

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Sold Price ^{RS} **\$440,000** Sold Date **19-Aug-23**Distance **0.11km****4/72 DROOP STREET FOOTSCRAY
VIC 3011**

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Sold Price **\$413,999** Sold Date **04-Nov-22**Distance **0.75km****1/2 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$409,300** Sold Date **17-Oct-22**Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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