



# STATEMENT OF INFORMATION

6/114 COWPER STREET, FOOTSCRAY, VIC 3011

PREPARED BY MARK DELLA, SWEENEY ESTATE AGENTS YARRAVILLE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6/114 COWPER STREET, FOOTSCRAY, VIC**  2  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$500,000 to \$550,000**

Provided by: Mark Della, Sweeney Estate Agents Yarraville

## MEDIAN SALE PRICE



**FOOTSCRAY, VIC, 3011**

Suburb Median Sale Price (Unit)

**\$510,500**

01 January 2023 to 31 December 2023

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**6/334 NICHOLSON ST, YARRAVILLE, VIC 3013**  2  1  1

Sale Price

**\$535,000**

Sale Date: 09/02/2024

Distance from Property: 802m



**7/34 HYDE ST, SEDDON, VIC 3011**  2  1  1

Sale Price

**\*\$520,000**

Sale Date: 05/02/2024

Distance from Property: 350m



**31 CIRQUE DR, FOOTSCRAY, VIC 3011**  2  1  1

Sale Price

**\$544,000**

Sale Date: 13/09/2023

Distance from Property: 942m



This report has been compiled on 07/03/2024 by Sweeney Estate Agents Williamstown. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

6/114 COWPER STREET, FOOTSCRAY, VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$500,000 to \$550,000


### Median sale price

Median price: \$510,500

Property type: Unit

Suburb: FOOTSCRAY

Period: 01 January 2023 to 31 December 2023

Source: 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

6/334 NICHOLSON ST, YARRAVILLE, VIC 3013	\$535,000	09/02/2024
7/34 HYDE ST, SEDDON, VIC 3011	*\$520,000	05/02/2024
31 CIRQUE DR, FOOTSCRAY, VIC 3011	\$544,000	13/09/2023

This Statement of Information was prepared on: 07/03/2024