

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

6/213 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

\$370,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

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

2/2 RALEIGH STREET FOOTSCRAY VIC 3011	\$385,000	29-Jul-23
16/258 BALLARAT ROAD FOOTSCRAY VIC 3011	\$375,000	06-May-23
2/150 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$388,000	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: 20 September 2023



2/2 RALEIGH STREET FOOTSCRAY VIC 3011

Sold Price

^{RS}

\$385,000

Sold Date

29-Jul-23

 2  1  2

Distance

0.83km



16/258 BALLARAT ROAD FOOTSCRAY VIC 3011

Sold Price

\$375,000

Sold Date

06-May-23

 2  1  1

Distance

1.2km



2/150 RUPERT STREET WEST FOOTSCRAY VIC 3012

Sold Price

^{RS}

\$388,000

Sold Date

26-Aug-23

 2  1  1

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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