

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

613/59 PAISLEY 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2023

to

30 Apr 2024

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

301/21 MORELAND STREET FOOTSCRAY VIC 3011	\$375,000	31-Mar-23
24/30 LEONARD CRESCENT ASCOT VALE VIC 3032	\$380,000	30-Dec-22
6/12 LEONARD CRESCENT ASCOT VALE VIC 3032	\$380,000	02-Dec-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: 16 May 2024



301/21 MORELAND STREET FOOTSCRAY VIC 3011

 1  1  1

Sold Price **\$375,000** Sold Date **31-Mar-23**

Distance **0.95km**



24/30 LEONARD CRESCENT ASCOT VALE VIC 3032

 1  1  1

Sold Price **\$380,000** Sold Date **30-Dec-22**

Distance **1.89km**



6/12 LEONARD CRESCENT ASCOT VALE VIC 3032

 1  1  1

Sold Price Sold Date **02-Dec-22**

Distance **2.06km**

RS = Recent sale

UN = Undisclosed Sale

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