

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

9/13 Empire Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$330,000 & \$360,000

Median sale price

Median price \$415,000 Property Type Unit Suburb Footscray

Period - From 01/01/2023 to 31/03/2023 Source REIV

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 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
1	9/9 Eldridge St FOOTSCRAY 3011	\$340,000	19/06/2023
2	6/29 Empire St FOOTSCRAY 3011	\$335,000	16/12/2022
3	8/29 Empire St FOOTSCRAY 3011	\$335,000	23/12/2022

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 six months.~~

This Statement of Information was prepared on:

10/07/2023 16:11

9/13 Empire Street, Footscray Vic 3011



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
March quarter 2023: \$415,000

Comparable Properties



9/9 Eldridge St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 19/06/2023
Property Type: Apartment

6/29 Empire St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 16/12/2022
Property Type: Strata Unit/Flat



8/29 Empire St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 23/12/2022
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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