

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

G02/27 VICTORIA 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2022

to

31 Jul 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

101/61 DROOP STREET FOOTSCRAY VIC 3011	\$500,000	03-Jun-23
103/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$505,000	30-Jun-23
509/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$510,000	25-Mar-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: 01 August 2023



101/61 DROOP STREET FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$500,000** Sold Date **03-Jun-23**

Distance **0.6km**



103/9 HEWITT AVENUE FOOTSCRAY VIC 3011

 2  1  1

Sold Price ^{RS} **\$505,000** Sold Date **30-Jun-23**

Distance **1.08km**



509/188 BALLARAT ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$510,000** Sold Date **25-Mar-23**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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