

# 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 g03/9 Hewitt Avenue, Footscray Vic 3011

### Indicative selling price

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

Range between \$485,000 & \$530,000

### Median sale price

Median price \$517,500 Property Type Unit Suburb Footscray

Period - From 01/04/2023 to 30/06/2023 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	201/72 Cross St FOOTSCRAY 3011	\$532,501	04/09/2023
2	101/72 Cross St FOOTSCRAY 3011	\$532,000	16/09/2023
3	103/9 Hewitt Av FOOTSCRAY 3011	\$505,000	30/06/2023

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: 03/10/2023 13:53



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$485,000 - \$530,000  
**Median Unit Price**  
June quarter 2023: \$517,500

## Comparable Properties



**201/72 Cross St FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$532,501  
**Method:** Sold Before Auction  
**Date:** 04/09/2023  
**Property Type:** Apartment



**101/72 Cross St FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$532,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** Apartment



**103/9 Hewitt Av FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 30/06/2023  
**Property Type:** Apartment

**Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099**



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