

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

7/95-97 SUMMERHILL ROAD 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2024

to

31 Jan 2025

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

9/32 EMPIRE STREET FOOTSCRAY VIC 3011	\$265,000	02-Sep-24
3/98 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$260,000	14-Jan-25

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: 28 February 2025



**9/32 EMPIRE STREET FOOTSCRAY
VIC 3011**

1 1 1

Sold Price

\$265,000

Sold Date **02-Sep-24**

Distance

1.11km



**3/98 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

^{RS} **\$260,000** ^{UN}

Sold Date **14-Jan-25**

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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