

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

5/3 GORDON 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2023

to

30 Jun 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

6/3 GORDON STREET FOOTSCRAY VIC 3011	\$240,000	01-May-24
3/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$235,000	09-Feb-24
12/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$230,000	26-May-24

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: 09 July 2024



6/3 GORDON STREET FOOTSCRAY VIC 3011 Sold Price **\$240,000** Sold Date **01-May-24**

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Distance **0km**



3/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012 Sold Price **\$235,000** Sold Date **09-Feb-24**

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Distance **1.22km**



12/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012 Sold Price ^{RS} **\$230,000** Sold Date **26-May-24**

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Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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