

## 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

4/3 JERROLD STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2023

to

31 Jan 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

1/1 ADELAIDE STREET FOOTSCRAY VIC 3011	\$710,000	10-Nov-23
4/23 SOUDAN ROAD WEST FOOTSCRAY VIC 3012	\$625,000	25-Oct-23
2/1 LEANDER STREET FOOTSCRAY VIC 3011	\$720,000	06-Dec-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: 20 February 2024



**1/1 ADELAIDE STREET  
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$710,000** Sold Date **10-Nov-23**

Distance **0.39km**



**4/23 SOUDAN ROAD WEST  
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$625,000** Sold Date **25-Oct-23**

Distance **0.95km**



**2/1 LEANDER STREET FOOTSCRAY  
VIC 3011**

 2  2  1

Sold Price **\$720,000** Sold Date **06-Dec-23**

Distance **0.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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