

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

G15/9 HEWITT AVENUE 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

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 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

120/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$394,000	06-Aug-24
108/72 CROSS STREET FOOTSCRAY VIC 3011	\$389,000	02-Aug-24
302/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$385,000	09-Sep-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: 13 December 2024



**120/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

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Sold Price **\$394,000** Sold Date **06-Aug-24**

Distance **0km**



**108/72 CROSS STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$389,000** Sold Date **02-Aug-24**

Distance **0.08km**



**302/277-287 BARKLY STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$385,000** Sold Date **09-Sep-24**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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