

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

613A/10 DROOP 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2021

to

31 Mar 2022

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

5/42A BYRON STREET FOOTSCRAY VIC 3011	\$520,000	13-Jan-22
1023/18 ALBERT STREET FOOTSCRAY VIC 3011	\$465,000	24-Feb-22
907/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$475,000	29-Oct-21

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 April 2022



5/42A BYRON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$520,000** Sold Date **13-Jan-22**

Distance **0.2km**



1023/18 ALBERT STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$465,000** Sold Date **24-Feb-22**

Distance **0.38km**



907/59 PAISLEY STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$475,000** Sold Date **29-Oct-21**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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