

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

310/133 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

or range
between

\$110,000

&

\$120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2021

to

31 Jan 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

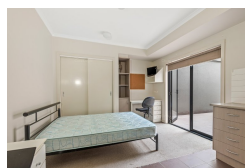
101/133 Droop Street Footscray VIC 3011	\$99,000	01-Sep-21
311/133 Droop Street Footscray VIC 3011	\$111,000	03-Sep-21
316/133 Droop Street Footscray VIC 3011	\$122,000	16-Sep-20

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 2022

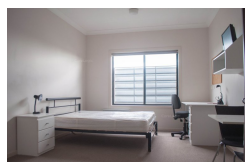
Dario Haljeta
P 0396879777
M 0403490554
E dario@fndk.com.au



101/133 Droop Street Footscray VIC 3011 Sold Price ^{RS} **\$99,000** Sold Date **01-Sep-21**

 1  1  -

Distance -



311/133 Droop Street Footscray VIC 3011 Sold Price **\$111,000** Sold Date **03-Sep-21**

 1  1  -

Distance -



316/133 Droop Street Footscray VIC 3011 Sold Price **\$122,000** Sold Date **16-Sep-20**

 1  1  1

Distance -

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

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