

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

3/17 OWEN 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Footscray

Period-from

01 Sep 2023

to

31 Aug 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

2/21 FISHER STREET MAIDSTONE VIC 3012	\$568,000	18-Jun-24
3/52 CHURCHILL PLACE MAIDSTONE VIC 3012	\$575,000	05-Apr-24
3/2 OMAR STREET MAIDSTONE VIC 3012	\$571,500	10-Aug-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: 04 September 2024



2/21 FISHER STREET MAIDSTONE VIC 3012

2 1 1

Sold Price

^{RS} **\$568,000** Sold Date **18-Jun-24**

Distance **1.21km**



3/52 CHURCHILL PLACE MAIDSTONE VIC 3012

2 1 1

Sold Price

\$575,000 Sold Date **05-Apr-24**

Distance **2.23km**



3/2 OMAR STREET MAIDSTONE VIC 3012

2 2 1

Sold Price

^{RS} **\$571,500** Sold Date **10-Aug-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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