

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

611A/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

or range
between

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 May 2022

to

30 Apr 2023

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

411A/10 DROOP STREET FOOTSCRAY VIC 3011	\$230,000	28-Nov-22
506A/10 DROOP STREET FOOTSCRAY VIC 3011	\$250,000	16-Aug-22
606A/10 DROOP STREET FOOTSCRAY VIC 3011	\$240,000	24-Oct-22

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: 26 May 2023



411A/10 DROOP STREET FOOTSCRAY VIC 3011

 1  1  -

Sold Price

\$230,000

Sold Date **28-Nov-22**

Distance

0km



506A/10 DROOP STREET FOOTSCRAY VIC 3011

 1  1  -

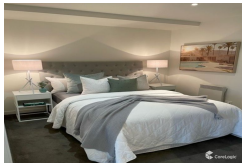
Sold Price

\$250,000

Sold Date **16-Aug-22**

Distance

0km



606A/10 DROOP STREET FOOTSCRAY VIC 3011

 1  1  -

Sold Price

\$240,000

Sold Date **24-Oct-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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