

## 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

19/22 BLANDFORD STREET WEST FOOTSCRAY VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Aug 2023

to

31 Jul 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

3/3 FIRST STREET WEST FOOTSCRAY VIC 3012	\$430,000	06-May-24
6/7 GORDON STREET FOOTSCRAY VIC 3011	\$450,000	20-Feb-24
1/1 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$428,500	18-Jul-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: 05 August 2024

**3/3 FIRST STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price **\$430,000** Sold Date **06-May-24**Distance **0.6km****6/7 GORDON STREET FOOTSCRAY  
VIC 3011**

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Sold Price **\$450,000** Sold Date **20-Feb-24**Distance **1.41km****1/1 HAMPTON PARADE WEST  
FOOTSCRAY VIC 3012**

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Sold Price <sup>RS</sup> **\$428,500** Sold Date **18-Jul-24**Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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