

## 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

1/54 NAPIER STREET FOOTSCRAY VIC 3011

### 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

\$365,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

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

5/51 NAPIER STREET FOOTSCRAY VIC 3011	\$380,000	07-Feb-24
11/6 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$365,000	22-Jul-24
7/11 OWEN STREET FOOTSCRAY VIC 3011	\$390,000	05-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: 26 September 2024



## 5/51 NAPIER STREET FOOTSCRAY VIC 3011

Sold Price

**\$380,000**

Sold Date **07-Feb-24**

 2  1  1

Distance **0.08km**



## 11/6 ELDRIDGE STREET FOOTSCRAY VIC 3011

Sold Price

<sup>RS</sup> **\$365,000**

Sold Date **22-Jul-24**

 2  1  1

Distance **1.72km**



## 7/11 OWEN STREET FOOTSCRAY VIC 3011

Sold Price

**\$390,000**

Sold Date **05-Aug-24**

 2  1  1

Distance **2.06km**

RS = Recent sale

UN = Undisclosed Sale

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