

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

101C/64 CROSS 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2021

to

31 Mar 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

102/72 CROSS STREET FOOTSCRAY VIC 3011	\$555,000	28-Jan-22
23/44 EVERARD STREET FOOTSCRAY VIC 3011	\$530,000	29-Oct-21
305/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$490,000	11-Feb-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: 06 April 2022


**102/72 CROSS STREET
FOOTSCRAY VIC 3011**

2 1 2

Sold Price \$555,000 Sold Date 28-Jan-22
Distance -

**23/44 EVERARD STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price \$530,000 Sold Date 29-Oct-21
Distance -

Notes from your agent


**305/277-287 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price ^{RS} \$490,000 Sold Date 11-Feb-22
Distance 1.17km

RS = Recent sale

UN = Undisclosed Sale

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