

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

5/20 MOORE 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2021

to

31 Jul 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

11/23 PICKETT STREET FOOTSCRAY VIC 3011	\$420,000	04-Aug-22
1205/240 BARKLY STREET FOOTSCRAY VIC 3011	\$410,000	05-Jul-22
6/4 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$420,000	19-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: 16 August 2022



**11/23 PICKETT STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

^{RS} **\$420,000** Sold Date **04-Aug-22**

Distance **0.93km**



**1205/240 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

^{RS} **\$410,000** Sold Date **05-Jul-22**

Distance **0.68km**



**6/4 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$420,000 Sold Date **19-Feb-22**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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