

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

210/27 VICTORIA 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2023

to

31 Mar 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

209/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$470,000	01-Nov-23
704/250 BARKLY STREET FOOTSCRAY VIC 3011	\$480,000	18-Dec-23
G03/26 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011	\$480,000	15-Nov-23

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: 11 April 2024

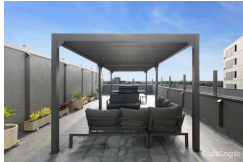


**209/27 VICTORIA STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$470,000** Sold Date **01-Nov-23**

Distance **0.01km**



**704/250 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 -

Sold Price **\$480,000** Sold Date **18-Dec-23**

Distance **0.33km**



**G03/26 BEAUREPAIRE PARADE
FOOTSCRAY VIC 3011**

2 1 -

Sold Price Sold Date **15-Nov-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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