

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

9/4 EMPIRE 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/10 EMPIRE STREET FOOTSCRAY VIC 3011	\$370,000	26-Aug-23
2/4 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$405,000	03-Jan-24
7/4 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$410,000	11-Dec-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: 22 January 2024


4/10 EMPIRE STREET FOOTSCRAY VIC 3011

Sold Price

^{RS}
\$370,000

Sold Date

26-Aug-23
 2

 1

 1

Distance

0.06km

2/4 ELDRIDGE STREET FOOTSCRAY VIC 3011

Sold Price

^{RS}
\$405,000

Sold Date

03-Jan-24
 2

 1

 1

Distance

0.11km

7/4 ELDRIDGE STREET FOOTSCRAY VIC 3011

Sold Price

^{RS}
\$410,000

Sold Date

11-Dec-23
 2

 1

 1

Distance

0.11km
RS = Recent sale

UN = Undisclosed Sale

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