

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

5/54 NAPIER 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2024

to

31 Dec 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

10/24 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$390,000	21-Dec-24
12/24 EMPIRE STREET FOOTSCRAY VIC 3011	\$390,000	18-Dec-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: 15 January 2025



10/24 ELDRIDGE STREET FOOTSCRAY VIC 3011

2 1 -

Sold Price

^{RS}

\$390,000

Sold Date

21-Dec-24

Distance

1.86km



12/24 EMPIRE STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

Sold Date

18-Dec-24

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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