

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

6/155 GORDON 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

&

\$490,000

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

19/155 GORDON STREET FOOTSCRAY VIC 3011	\$450,000	11-Dec-21
G08/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$490,000	08-Mar-22
3/20 FRENCH STREET FOOTSCRAY VIC 3011	\$455,000	23-Mar-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: 07 April 2022



**19/155 GORDON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$450,000** Sold Date **11-Dec-21**

Distance -



**G08/27 VICTORIA STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **08-Mar-22**

Distance **0.61km**



**3/20 FRENCH STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price ^{RS} **\$455,000** Sold Date **23-Mar-22**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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