

## 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

6/3 GORDON STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$225,000

&

\$250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 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

10/10 EMPIRE STREET FOOTSCRAY VIC 3011	\$280,000	19-Oct-23
13/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$290,000	24-Oct-23
6/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$262,000	18-Feb-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: 12 March 2024



**10/10 EMPIRE STREET FOOTSCRAY VIC 3011** Sold Price **\$280,000** Sold Date **19-Oct-23**

1 1 -

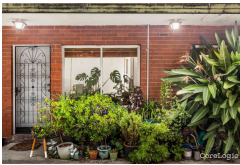
Distance **0.27km**



**13/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012** Sold Price **\$290,000** Sold Date **24-Oct-23**

1 1 -

Distance **1.24km**



**6/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012** Sold Price <sup>RS</sup> **\$262,000** <sup>UN</sup> Sold Date **18-Feb-24**

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Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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