

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

8/11 Nicholson 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2020

to

31 Oct 2021

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

6 Greenham Place Footscray VIC 3011	\$500,000	04-Aug-21
25/20 French Street Footscray VIC 3011	\$505,000	05-Nov-21
23/44 Everard Street Footscray VIC 3011	\$530,000	29-Oct-21

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: 13 November 2021



6 Greenham Place Footscray VIC 3011

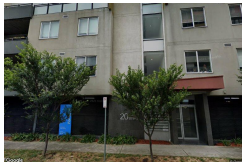
Sold Price

\$500,000

Sold Date **04-Aug-21**

2 1 1

Distance **0.58km**



25/20 French Street Footscray VIC 3011

Sold Price

^{RS} **\$505,000**

Sold Date **05-Nov-21**

2 1 1

Distance **0.8km**



23/44 Everard Street Footscray VIC 3011

Sold Price

^{RS} **\$530,000**

Sold Date **29-Oct-21**

2 1 1

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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