

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

2 DONALD 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Footscray

Period-from

01 Jan 2022

to

31 Dec 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

3 MOORE STREET FOOTSCRAY VIC 3011	\$970,000	12-Apr-22
17 NEWELL STREET FOOTSCRAY VIC 3011	\$1,115,000	06-Dec-21
10 GALLANT STREET FOOTSCRAY VIC 3011	\$1,060,000	05-Feb-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: 03 January 2023



3 MOORE STREET FOOTSCRAY VIC 3011 Sold Price **\$970,000** Sold Date **12-Apr-22**

4 2 2

Distance **0.37km**



17 NEWELL STREET FOOTSCRAY VIC 3011 Sold Price **\$1,115,000** Sold Date **06-Dec-21**

2 1 1

Distance **0.09km**



10 GALLANT STREET FOOTSCRAY VIC 3011 Sold Price **\$1,060,000** Sold Date **05-Feb-22**

4 2 -

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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