

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 101/368 - 372 Geelong Road, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$365,000 & \$400,000

Median sale price

Median price \$495,000 Property Type Unit Suburb Footscray

Period - From 18/11/2023 to 17/11/2024 Source REIV

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 six 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
1	108/372-374 Geelong Rd WEST FOOTSCRAY 3012	\$375,000	25/09/2024
2	201/690 Barkly St WEST FOOTSCRAY 3012	\$430,000	05/09/2024
3	11/15 Kingsville St KINGSVILLE 3012	\$390,000	03/07/2024

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 six months.~~

This Statement of Information was prepared on: 18/11/2024 12:01



Property Type:
Agent Comments

Indicative Selling Price
\$365,000 - \$400,000
Median Unit Price
18/11/2023 - 17/11/2024: \$495,000

Comparable Properties



108/372-374 Geelong Rd WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$375,000
Method: Private Sale
Date: 25/09/2024
Property Type: Apartment



201/690 Barkly St WEST FOOTSCRAY 3012 (REI/VG) Agent Comments



Price: \$430,000
Method: Private Sale
Date: 05/09/2024
Property Type: Apartment



11/15 Kingsville St KINGSVILLE 3012 (REI) Agent Comments



Price: \$390,000
Method: Private Sale
Date: 03/07/2024
Property Type: Apartment

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