

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

5/213 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2022

to

31 May 2023

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

7/131 SOMERVILLE ROAD YARRAVILLE VIC 3013	\$415,000	25-May-23
6/1 HAMPTON PARADE WEST FOOTSCRAY VIC 3012	\$395,000	06-Apr-23
13/705 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$400,000	11-Feb-23

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: 30 June 2023



**7/131 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

2 1 1

Sold Price

^{RS}

\$415,000

Sold Date

25-May-23

Distance

1.57km



**6/1 HAMPTON PARADE WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

\$395,000

Sold Date

06-Apr-23

Distance

1.85km



**13/705 BARKLY STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price

\$400,000

Sold Date

11-Feb-23

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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