

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

3/93 DROOP 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2021

to

28 Feb 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

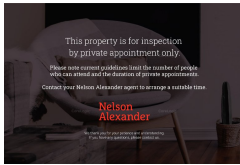
Date of sale

3/11 NICHOLSON STREET FOOTSCRAY VIC 3011	\$440,000	17-Aug-21
12/99-101 COWPER STREET FOOTSCRAY VIC 3011	\$450,000	19-May-21
10/35 PICKETT STREET FOOTSCRAY VIC 3011	\$425,000	03-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: 30 March 2022



3/11 NICHOLSON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$440,000** Sold Date **17-Aug-21**

Distance -



12/99-101 COWPER STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$450,000** Sold Date **19-May-21**

Distance -



10/35 PICKETT STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price ^{RS} **\$425,000** Sold Date **03-Feb-22**

Distance -

Notes from your agent

RS = Recent sale

UN = Undisclosed Sale

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