

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

402/2 DENNIS 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

\$450,000

&

\$480,000

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

501B/2 DENNIS STREET FOOTSCRAY VIC 3011	\$330,002	02-May-13
314/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$470,000	13-Feb-15
901/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$539,100	05-Jun-20

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

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501B/2 DENNIS STREET FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$330,002** Sold Date **02-May-13**

Distance **0.03km**



314/90 BUCKLEY STREET FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$470,000** Sold Date **13-Feb-15**

Distance **0.69km**



901/6 JOSEPH ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$539,100** Sold Date **05-Jun-20**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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