

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

511A/10 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 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

406/240 BARKLY STREET FOOTSCRAY VIC 3011	\$285,000	26-Aug-22
808/240 BARKLY STREET FOOTSCRAY VIC 3011	\$297,000	25-Apr-23
901/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$290,000	29-Sep-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: 20 November 2023



**406/240 BARKLY STREET
 FOOTSCRAY VIC 3011**

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Sold Price **\$285,000** Sold Date **26-Aug-22**

Distance **0.24km**



**808/240 BARKLY STREET
 FOOTSCRAY VIC 3011**

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Sold Price **\$297,000** Sold Date **25-Apr-23**

Distance **0.24km**



**901/59 PAISLEY STREET
 FOOTSCRAY VIC 3011**

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Sold Price **\$290,000** Sold Date **29-Sep-22**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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