

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 MCCUBBIN 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2021

to

31 Oct 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

3/8 GOVAN STREET FOOTSCRAY VIC 3011	\$620,000	02-Sep-22
4/15 EMPIRE STREET FOOTSCRAY VIC 3011	\$660,000	05-Nov-22
3/44 ARGYLE STREET WEST FOOTSCRAY VIC 3012	\$625,000	08-Jul-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: 22 November 2022


**3/8 GOVAN STREET FOOTSCRAY
VIC 3011**
 2  1  1

Sold Price

\$620,000

Sold Date

02-Sep-22

Distance

0.43km

**4/15 EMPIRE STREET FOOTSCRAY
VIC 3011**
 2  1  1

Sold Price

^{RS} **\$660,000**

Sold Date

05-Nov-22

Distance

0.3km

**3/44 ARGYLE STREET WEST
FOOTSCRAY VIC 3012**
 2  1  1

Sold Price

\$625,000

Sold Date

08-Jul-22

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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