

## 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

3/20 French Street Footscray VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$435,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2021

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 627/18 Albert Street Footscray VIC 3011   | \$470,000 | 29-Aug-21 |
| 7/23 Pickett Street Footscray VIC 3011    | \$455,000 | 20-Nov-20 |
| 1103/240 Barkly Street Footscray VIC 3011 | \$440,000 | 21-Sep-21 |

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: 25 February 2022



**627/18 Albert Street Footscray VIC 3011**

Sold Price

**\$470,000**

Sold Date

**29-Aug-21**

 2  2  1

Distance

**0.04km**



**7/23 Pickett Street Footscray VIC 3011**

Sold Price

**\$455,000**

Sold Date

**20-Nov-20**

 2  1  1

Distance

**0.12km**



**1103/240 Barkly Street Footscray VIC 3011**

Sold Price

**\$440,000**

Sold Date

**21-Sep-21**

 2  1  1

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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