

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

207B/8 FALCON COURT 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2021

to

31 Aug 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

508/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$340,000	01-Aug-22
501/60 SPEAKMEN STREET KENSINGTON VIC 3031	\$354,000	04-Apr-22
302/250 BARKLY STREET FOOTSCRAY VIC 3011	\$374,000	18-Mar-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: 07 September 2022


**508/90 BUCKLEY STREET
FOOTSCRAY VIC 3011**
 1
  1
  1

Sold Price

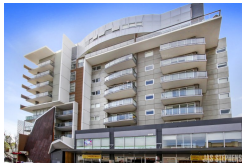
^{RS} **\$340,000** Sold Date **01-Aug-22**

 Distance **0.92km**

**501/60 SPEAKMEN STREET
KENSINGTON VIC 3031**
 1
  1
  1

Sold Price

^{RS} **\$354,000** Sold Date **04-Apr-22**

 Distance **1.3km**

**302/250 BARKLY STREET
FOOTSCRAY VIC 3011**
 1
  1
  1

Sold Price

^{RS} **\$374,000** Sold Date **18-Mar-22**

 Distance **0.75km**
RS = Recent sale

UN = Undisclosed Sale

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