

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

206/27 VICTORIA 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2021

to

31 Mar 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

105/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$395,000	31-Dec-20
G04/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$411,000	13-Jul-21
107/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$399,000	23-Jun-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: 01 April 2022



**105/27 VICTORIA STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$395,000** Sold Date **31-Dec-20**

Distance -



**G04/27 VICTORIA STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$411,000** Sold Date **13-Jul-21**

Distance -



**107/27 VICTORIA STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$399,000** Sold Date **23-Jun-21**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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