

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

6/144 GEELONG ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2021

to

30 Apr 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

104/21 BUCKINGHAM STREET FOOTSCRAY VIC 3011	\$590,000	21-Apr-22
2/2 JOHN STREET FOOTSCRAY VIC 3011	\$464,999	12-Jan-22
6/155 GORDON STREET FOOTSCRAY VIC 3011	\$500,000	12-May-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: 17 May 2022



Gladstone Park

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**104/21 BUCKINGHAM STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

^{RS} **\$590,000** Sold Date **21-Apr-22**

Distance **0.26km**



**2/2 JOHN STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

\$464,999 Sold Date **12-Jan-22**

Distance **0.28km**



**6/155 GORDON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

^{RS} **\$500,000** Sold Date **12-May-22**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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