

## 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

47 HYDE 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/150 HYDE STREET YARRAVILLE VIC 3013	\$715,000	29-Jun-24
2/44 CRESWICK STREET FOOTSCRAY VIC 3011	\$685,000	10-Aug-24
8/38 GEELONG ROAD FOOTSCRAY VIC 3011	\$710,000	29-Aug-24

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: 04 October 2024



**2/150 HYDE STREET YARRAVILLE  
VIC 3013**

Sold Price

**\$715,000**

Sold Date

**29-Jun-24**

 2  1  1

Distance

**1.29km**



**2/44 CRESWICK STREET  
FOOTSCRAY VIC 3011**

Sold Price

<sup>RS</sup> **\$685,000**

Sold Date

**10-Aug-24**

 2  1  1

Distance

**1.51km**



**8/38 GEELONG ROAD FOOTSCRAY  
VIC 3011**

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**29-Aug-24**

 2  1  1

Distance

**1.13km**

RS = Recent sale

UN = Undisclosed Sale

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