

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

9/2 EMPIRE 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

or range
between

\$340,000

&

\$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Footscray

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/10 EMPIRE STREET FOOTSCRAY VIC 3011	\$370,000	26-Aug-23
9/13 EMPIRE STREET FOOTSCRAY VIC 3011	\$365,000	03-Aug-23
16/258 BALLARAT ROAD FOOTSCRAY VIC 3011	\$375,000	06-May-23

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: 11/12/2023

**4/10 EMPIRE STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

RS

\$370,000Sold Date **26-Aug-23**Distance **0.08km****9/13 EMPIRE STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

RS

\$365,000Sold Date **03-Aug-23**Distance **0.14km****16/258 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$375,000Sold Date **06-May-23**Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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