

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

6/97 COWPER 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

\$519,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2021

to

30 Sep 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

1/34 HYDE STREET SEDDON VIC 3011	\$500,000	29-Apr-22
6/334 NICHOLSON STREET YARRAVILLE VIC 3013	\$520,000	04-Apr-22
6/13 NICHOLSON STREET FOOTSCRAY VIC 3011	\$515,000	15-Jul-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: 03 October 2022



1/34 HYDE STREET SEDDON VIC 3011

Sold Price

\$500,000

Sold Date

29-Apr-22

2

1

1

Distance

0.51km



6/334 NICHOLSON STREET YARRAVILLE VIC 3013

Sold Price

\$520,000

Sold Date

04-Apr-22

2

1

1

Distance

0.96km



6/13 NICHOLSON STREET FOOTSCRAY VIC 3011

Sold Price

^{RS} **\$515,000**

Sold Date

15-Jul-22

2

1

1

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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