

## 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

209/372 GEELONG ROAD WEST FOOTSCRAY VIC 3012

### 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)

Price range

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2022

to

31 May 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

303/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$450,000	15-May-23
G04/26 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011	\$400,000	22-Dec-22
5/185 FRANCIS STREET YARRAVILLE VIC 3013	\$460,000	02-Feb-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: 16 October 2023

**303/110 ROBERTS STREET WEST  
FOOTSCRAY VIC 3012**

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Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**15-May-23**

Distance

**0.42km****G04/26 BEAUREPAIRE PARADE  
FOOTSCRAY VIC 3011**

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Sold Price

**\$400,000**

Sold Date

**22-Dec-22**

Distance

**1.3km****5/185 FRANCIS STREET  
YARRAVILLE VIC 3013**

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Sold Price

**\$460,000**

Sold Date

**02-Feb-23**

Distance

**1.59km**

RS = Recent sale

UN = Undisclosed Sale

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