

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

613/59 PAISLEY 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

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 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

510/240 BARKLY STREET FOOTSCRAY VIC 3011	\$340,000	27-Mar-24
225/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$340,000	20-Feb-24
317/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$340,000	21-Feb-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: 29 August 2024



**510/240 BARKLY STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$340,000** Sold Date **27-Mar-24**

Distance **0.22km**

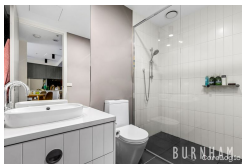


**225/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

1 1 1

Sold Price Sold Date **20-Feb-24**

Distance **1.44km**



**317/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price Sold Date **21-Feb-24**

Distance **1.79km**



**10/20 BISHOP STREET KINGSVILLE
VIC 3012**

1 1 1

Sold Price Sold Date **23-Nov-23**

Distance **2.2km**

RS = Recent sale

UN = Undisclosed Sale

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