

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

9/49 Hyde 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2020

to

31 Oct 2021

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

6/34 Hyde Street Seddon VIC 3011	\$539,999	03-Jul-21
8/34 Hyde Street Seddon VIC 3011	\$550,000	29-Jul-21
25/20 French Street Footscray VIC 3011	\$505,000	05-Nov-21

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 November 2021



6/34 Hyde Street Seddon VIC 3011 Sold Price **\$539,999** Sold Date **03-Jul-21**

2 1 1

Distance **0.41km**



8/34 Hyde Street Seddon VIC 3011 Sold Price **\$550,000** Sold Date **29-Jul-21**

2 1 1

Distance **0.41km**



25/20 French Street Footscray VIC 3011 Sold Price ^{RS} **\$505,000** Sold Date **05-Nov-21**

2 1 1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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