

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

9/5 SALTRIVER PLACE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2022

to

31 Mar 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

609/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$630,000	23-Nov-22
1010/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$620,000	20-Feb-23
1013/1 MORELAND STREET FOOTSCRAY VIC 3011	\$600,000	18-Oct-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: 17 April 2023



**609/55 HOPKINS STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$630,000** Sold Date **23-Nov-22**

Distance **0.3km**

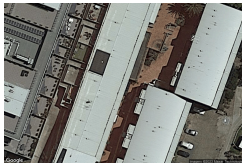


**1010/4 JOSEPH ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$620,000** Sold Date **20-Feb-23**

Distance **0.37km**



**1013/1 MORELAND STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$600,000** Sold Date **18-Oct-22**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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