

## 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

106/64 GEELONG ROAD FOOTSCRAY VIC 3011

### 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)

Single Price

or range  
between

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 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

2009/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	500000	31-Jul-24
701/277-287 BARKLY STREET FOOTSCRAY VIC 3011	510000	28-Oct-24
1706D/4 TANNERY WALK FOOTSCRAY VIC 3011	510000	18-Oct-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: 18 December 2024



**2009/8 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **500000** Sold Date **31-Jul-24**

Distance **1.37km**

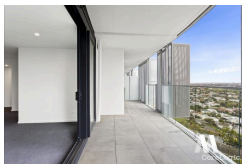


**701/277-287 BARKLY STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **510000** Sold Date **28-Oct-24**

Distance **0.26km**



**1706D/4 TANNERY WALK  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price <sup>RS</sup> **510000** Sold Date **18-Oct-24**

Distance **1.25km**

RS = Recent sale      UN = Undisclosed Sale

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