

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

7/3 Gordon 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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,500

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2020

to

31 Aug 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

10/21 Eldridge Street Footscray VIC 3011	\$300,000	03-May-21
3/79 Droop Street Footscray VIC 3011	\$295,000	26-Jul-21
6/16 Darling Street Footscray VIC 3011	\$295,000	11-Apr-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: 23 September 2021



10/21 Eldridge Street Footscray VIC 3011 Sold Price **\$300,000** Sold Date **03-May-21**

1 1 1

Distance **0.22km**



3/79 Droop Street Footscray VIC 3011 Sold Price **\$295,000** Sold Date **26-Jul-21**

1 1 1

Distance **0.91km**



6/16 Darling Street Footscray VIC 3011 Sold Price Sold Date **11-Apr-21**

1 1 1

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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