

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

2C/64 CROSS 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2021

to

31 May 2022

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

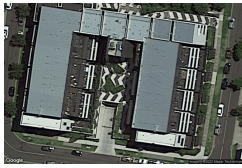
Date of sale

126/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$380,000	21-Jan-22
102/64 CROSS STREET FOOTSCRAY VIC 3011	\$382,000	13-Jul-21
103/64 CROSS STREET FOOTSCRAY VIC 3011	\$397,500	09-Jul-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: 09 June 2022



**126/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$380,000** Sold Date **21-Jan-22**

Distance **0.11km**



**102/64 CROSS STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$382,000** Sold Date **13-Jul-21**

Distance **0.04km**



**103/64 CROSS STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$397,500** Sold Date **09-Jul-21**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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