

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

6/21 Empire 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

\$365,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2021

to

28 Feb 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

7/3 Gordon Street Footscray VIC 3011	\$340,000	01-Oct-21
2/3 Gordon Street Footscray VIC 3011	\$340,000	01-Oct-21
12/101 Ballarat Road Maidstone VIC 3012	\$340,000	18-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: 01 March 2022



7/3 Gordon Street Footscray VIC 3011

Sold Price

\$340,000

Sold Date

01-Oct-21

1

1

1

Distance

0.13km



2/3 Gordon Street Footscray VIC 3011

Sold Price

Sold Date

01-Oct-21

1

1

1

Distance

0.13km



12/101 Ballarat Road Maidstone VIC 3012

Sold Price

Sold Date

18-Nov-21

2

1

1

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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