

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 Latrobe 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Footscray

Period-from

01 Mar 2020

to

28 Feb 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

113 Williamstown Road Seddon VIC 3011	\$792,500	04-Dec-20
60 Richelieu Street Maidstone VIC 3012	\$741,500	10-Dec-20

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 March 2021

Kelly Spiteri

P 03 9689 8388

M 03 9689 8388

E footscray.advertising@greghocking.com.au



113 Williamstown Road Seddon VIC 3011

Sold Price

\$792,500

Sold Date **04-Dec-20**

2

1

1

Distance

1.31km



60 Richelieu Street Maidstone VIC 3012

Sold Price

^{RS} **\$741,500** ^{UN}

Sold Date **10-Dec-20**

2

1

2

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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