

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

2/98 Nicholson Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$270,000

&

\$297,000

Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Footscray

Period - From

25/11/2022

to

24/11/2023

Source

REIV

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 six 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
1	9/158 Barkly St FOOTSCRAY 3011	\$322,500	09/11/2023
2	1204/240 Barkly St FOOTSCRAY 3011	\$291,000	27/09/2023
3	5/39-41 Hyde St FOOTSCRAY 3011	\$255,000	14/11/2023

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 six months.~~

This Statement of Information was prepared on:

25/11/2023 12:25



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Rooms: 1
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$270,000 - \$297,000
Median Unit Price
25/11/2022 - 24/11/2023: \$490,000

Comparable Properties



9/158 Barkly St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 -

Price: \$322,500
Method: Private Sale
Date: 09/11/2023
Property Type: Apartment



1204/240 Barkly St FOOTSCRAY 3011 (REI/VG)

Agent Comments

1 1 1

Price: \$291,000
Method: Private Sale
Date: 27/09/2023
Property Type: Apartment



5/39-41 Hyde St FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$255,000
Method: Private Sale
Date: 14/11/2023
Property Type: Apartment