



STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Address

23A Lynch St, FOOTSCRAY VIC 3011

Indicative selling price

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

Range Between

\$1,050,000

&

\$1,155,000

Median sale price

Median Price

\$960,000

House

X

Suburb:

Footscray

Period From

01/10/23

to

30/09/24

Source:

Pricefinder

Comparable property sales

Address of comparable property	Price	Date of sale
36 Lynch Street, FOOTSCRAY	\$1,100,000	02/05/2024
23 Commercial Road, FOOTSCRAY	\$1,000,000	29/05/24

This Statement was prepared on: 21/10/24