

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

3/213 GORDON 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2022

to

31 May 2023

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

4/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$525,000	18-Feb-23
1/51 NAPIER STREET FOOTSCRAY VIC 3011	\$550,500	27-Aug-22
5/34 WHITEHALL STREET FOOTSCRAY VIC 3011	\$548,500	30-Aug-22

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: 02 June 2023



**4/6-10 ROSAMOND ROAD
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$525,000

Sold Date

18-Feb-23

Distance

1.33km



**1/51 NAPIER STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

\$550,500

Sold Date

27-Aug-22

Distance

1.35km



**5/34 WHITEHALL STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$548,500

Sold Date

30-Aug-22

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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