

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

23/9 Hewitt Avenue 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

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2020

to

31 Mar 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

210/9 Hewitt Avenue Footscray VIC 3011	\$400,000	03-Oct-19
2/64 Cross Street Footscray VIC 3011	\$390,000	05-Mar-20
105/27 Victoria Street Footscray VIC 3011	\$395,000	31-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: 19 April 2021



210/9 Hewitt Avenue Footscray VIC 3011 Sold Price **\$400,000** Sold Date **03-Oct-19**

1 1 1

Distance -



2/64 Cross Street Footscray VIC 3011 Sold Price **\$390,000** Sold Date **05-Mar-20**

1 1 1

Distance **0.1km**



105/27 Victoria Street Footscray VIC 3011 Sold Price **\$395,000** Sold Date **31-Dec-20**

1 1 1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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