



STATEMENT OF INFORMATION

304B/2 DENNIS STREET, FOOTSCRAY, VIC 3011

PREPARED BY MINH TRAN, PROFESSIONALS ST ALBANS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



304B/2 DENNIS STREET, FOOTSCRAY,

 2  2  1

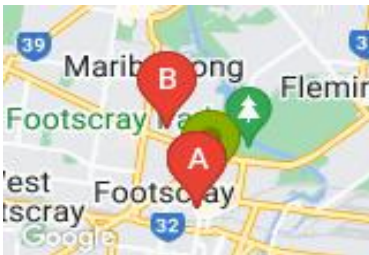
Indicative Selling Price

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

Price Range: \$430,000 to \$470,000

Provided by: Minh Tran, Professionals St Albans

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$494,500

01 October 2021 to 30 September 2022

Provided by: 

COMPARABLE PROPERTIES

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.



831/18 ALBERT ST, FOOTSCRAY, VIC

 2  2  1

Sale Price

****\$450,000**

Sale Date: 26/10/2022

Distance from Property: 341m



1/2 ELDRIDGE ST, FOOTSCRAY, VIC 3011

 2  1  2

Sale Price

****\$409,300**

Sale Date: 19/10/2022

Distance from Property: 1km



728/18 ALBERT ST, FOOTSCRAY, VIC

 2  2  1

Sale Price

\$442,500

Sale Date: 19/09/2022

Distance from Property: 341m



This report has been compiled on 31/10/2022 by Professionals St Albans. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

304B/2 DENNIS STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$430,000 to \$470,000

Median sale price

Median price

\$494,500

Property type

Unit

Suburb

FOOTSCRAY

Period

01 October 2021 to 30 September 2022

Source

pricfinder

Comparable property sales

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

Price

Date of sale

831/18 ALBERT ST, FOOTSCRAY, VIC 3011	**\$450,000	26/10/2022
1/2 ELDRIDGE ST, FOOTSCRAY, VIC 3011	**\$409,300	19/10/2022
728/18 ALBERT ST, FOOTSCRAY, VIC 3011	\$442,500	19/09/2022

This Statement of Information was prepared

31/10/2022