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

2/33 Gordon Street, Footscray Vic 3011

Indicative selling price

Ear the meaning	of this price and	concurrent via davi a	/undergueting
For the meaning	or this price see	consumer.vic.gov.a	u/underquoting

Single price \$499,000

Median sale price

Median price	\$499,000	Pro	perty Type Unit	t		Suburb	Footscray
Period - From	15/01/2024	to	14/01/2025	So	ource	Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	2/16 Carmichael St WEST FOOTSCRAY 3012	\$490,000	26/11/2024
2	10/49 Napier St FOOTSCRAY 3011	\$490,000	16/11/2024
3	1/19 Elphinstone St WEST FOOTSCRAY 3012	\$500,000	11/11/2024

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:

15/01/2025 14:29









Property Type: Unit Agent Comments

Indicative Selling Price \$499,000 Median Unit Price 15/01/2024 - 14/01/2025: \$499,000

Comparable Properties

2/16 Carmichael St WEST FOOTSCRAY 3012 (REI) 2 1 1 1 Price: \$490,000 Method: Private Sale Date: 26/11/2024 Property Type: Unit	Agent Comments
10/49 Napier St FOOTSCRAY 3011 (REI) 1 2 1 Price: \$490,000 Method: Auction Sale Date: 16/11/2024 Property Type: Apartment	Agent Comments
1/19 Elphinstone St WEST FOOTSCRAY 3012 (REI) 1 2 1 Price: \$500,000 Method: Private Sale Date: 11/11/2024 Property Type: Unit	Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



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