

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

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

Single price \$499,000

Median sale price

Median price \$499,000

Property Type Unit

Suburb Footscray

Period - From 15/01/2024

to 14/01/2025

Source 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.

	Address 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



2 1 1

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)

[Agent Comments](#)

2 1 1

Price: \$490,000
Method: Private Sale
Date: 26/11/2024
Property Type: Unit



10/49 Napier St FOOTSCRAY 3011 (REI)

[Agent Comments](#)

2 1 1

Price: \$490,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Apartment



1/19 Elphinstone St WEST FOOTSCRAY 3012 (REI)

[Agent Comments](#)

2 1 1

Price: \$500,000
Method: Private Sale
Date: 11/11/2024
Property Type: Unit

Account - Biggin & Scott | P: 03 9317 5577