

# 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

202/72 Cross Street, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$550,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Footscray

Period - From 31/01/2024 to 30/01/2025 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	103/72 Cross St FOOTSCRAY 3011	\$568,000	04/12/2024
2	320/9 Hewitt Av FOOTSCRAY 3011	\$535,000	22/08/2024
3	317/9 Hewitt Av FOOTSCRAY 3011	\$527,000	21/08/2024

**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:

31/01/2025 15:37



2   1   2

**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 69 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$520,000 - \$550,000  
**Median Unit Price**  
 31/01/2024 - 30/01/2025: \$510,000

## Comparable Properties

103/72 Cross St FOOTSCRAY 3011 (VG)

Agent Comments

2   -   -

**Price:** \$568,000  
**Method:** Sale  
**Date:** 04/12/2024  
**Property Type:** Strata Unit/Flat



320/9 Hewitt Av FOOTSCRAY 3011 (REI/VG)

Agent Comments

2   1   1

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 22/08/2024  
**Rooms:** 2  
**Property Type:** Apartment



317/9 Hewitt Av FOOTSCRAY 3011 (REI/VG)

Agent Comments

2   1   1

**Price:** \$527,000  
**Method:** Private Sale  
**Date:** 21/08/2024  
**Property Type:** Apartment

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