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	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	n \$520,000		&		\$550,000)		
Median sale p	rice							
Median price	\$510,000	Pro	operty Type	Unit			Suburb	Footscray
Period - From	31/01/2024	to	30/01/2025		So	urce	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









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) 2	Agent Comments	
Price: \$568,000 Method: Sale Date: 04/12/2024 Property Type: Strata Unit/Flat		
320/9 Hewitt Av FOOTSCRAY 3011 (REI/VG) 1 2 1 Price: \$535,000 Method: Private Sale Date: 22/08/2024 Rooms: 2 Property Type: Apartment	Agent Comments	
317/9 Hewitt Av FOOTSCRAY 3011 (REI/VG) 2 1 1 1 Price: \$527,000 Method: Private Sale Date: 21/08/2024 Property Type: Apartment	Agent Comments	

Account - Jas Stephens - Yarraville | P: 03 93169000



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