

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

6/79 DROOP STREET FOOTSCRAY VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

8/79 DROOP STREET FOOTSCRAY VIC 3011	\$270,000	03-Jan-24
6/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$262,000	18-Feb-24
10/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$235,000	12-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 13 June 2024



8/79 DROOP STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$270,000** Sold Date **03-Jan-24**

Distance **0.02km**



6/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price **\$262,000** Sold Date **18-Feb-24**

Distance **1.55km**



10/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price **\$235,000** Sold Date **12-Feb-24**

Distance **1.51km**

RS = Recent sale UN = Undisclosed Sale

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