#### 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	8/79 Droop Street, Footscray Vic 3011
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$250,000 & \$265,000	Range between	\$250,000	&	\$265,000
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#### Median sale price

Median price	\$500,000	Pro	perty Type	Jnit		Suburb	Footscray
Period - From	01/10/2022	to	31/12/2022		Source	REIV	

### 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

Add	dress of comparable property	Price	Date of sale
1	8/93 Droop St FOOTSCRAY 3011	\$325,000	13/02/2023
2	8/29 Eldridge St FOOTSCRAY 3011	\$269,500	12/12/2022
3	7/21 Eldridge St FOOTSCRAY 3011	\$265,000	23/11/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/02/2023 11:19





Adam Welling 03 8387 0507 0434 838 830 awelling@hockingstuart.com

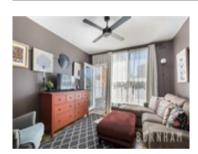
Indicative Selling Price \$250,000 - \$265,000 Median Unit Price December quarter 2022: \$500,000





Property Type: Retirement Village Individual Flat/Unit
Agent Comments

## Comparable Properties



8/93 Droop St FOOTSCRAY 3011 (REI)

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Price: \$325,000 Method: Private Sale Date: 13/02/2023

Property Type: Apartment

**Agent Comments** 



8/29 Eldridge St FOOTSCRAY 3011 (REI/VG)

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Price: \$269.500

Method: Private Sale Date: 12/12/2022

Property Type: Apartment

Agent Comments



7/21 Eldridge St FOOTSCRAY 3011 (REI/VG)

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**Price:** \$265,000 **Method:** Private Sale **Date:** 23/11/2022

Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



