

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

8/79 Droop Street, Footscray Vic 3011

Indicative selling price

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

Range between

\$250,000

&

\$265,000

Median sale price

Median price

\$500,000

Property Type

Unit

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	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 comparable properties 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



Property Type: Retirement Village
Individual Flat/Unit

Agent Comments

Comparable Properties



8/93 Droop St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$325,000

Method: Private Sale

Date: 13/02/2023

Property Type: Apartment



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

Agent Comments



Price: \$269,500

Method: Private Sale

Date: 12/12/2022

Property Type: Apartment



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

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 23/11/2022

Property Type: Apartment