

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

2/232 NICHOLSON 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

\$240,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 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

5/3 GORDON STREET FOOTSCRAY VIC 3011	\$245,000	29-Jul-24
6/3 GORDON STREET FOOTSCRAY VIC 3011	\$225,000	17-Aug-24
3/232 NICHOLSON STREET FOOTSCRAY VIC 3011	\$197,500	16-Jul-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.

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5/3 GORDON STREET FOOTSCRAY VIC 3011 Sold Price **\$245,000** Sold Date **29-Jul-24**

 1  1  1

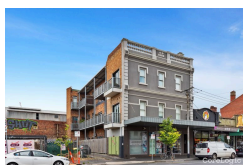
Distance **1.91km**



6/3 GORDON STREET FOOTSCRAY VIC 3011 Sold Price **\$225,000** Sold Date **17-Aug-24**

 1  1  1

Distance **1.91km**



3/232 NICHOLSON STREET FOOTSCRAY VIC 3011 Sold Price **\$197,500** Sold Date **16-Jul-24**

 1  1  -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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