

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

101/20 ARTHUR 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2024

to

31 Mar 2025

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

6/8 ELEANOR STREET FOOTSCRAY VIC 3011	\$445,000	01-Apr-25
201/64 CROSS STREET FOOTSCRAY VIC 3011	\$460,000	06-Feb-25
2/99-101 COWPER STREET FOOTSCRAY VIC 3011	\$455,000	03-Apr-25

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: 12 April 2025



**6/8 ELEANOR STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price ^{RS} **\$445,000** Sold Date **01-Apr-25**

Distance **0.23km**



**201/64 CROSS STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$460,000** Sold Date **06-Feb-25**

Distance **1.14km**



**2/99-101 COWPER STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price ^{RS} **\$455,000** Sold Date **03-Apr-25**

Distance **2.06km**

RS = Recent sale **UN** = Undisclosed Sale

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