

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 9/43-45 Church Street, West Footscray Vic 3012

Indicative selling price

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

Single price \$235,000

Median sale price

Median price \$369,995 Property Type Unit Suburb West Footscray

Period - From 10/10/2023 to 09/10/2024 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	9/32 Empire St FOOTSCRAY 3011	\$265,000	06/09/2024
2	6/3 Gordon St FOOTSCRAY 3011	\$225,000	21/08/2024
3	12/43-45 Church St WEST FOOTSCRAY 3012	\$230,000	25/05/2024

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: 10/10/2024 09:17



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$235,000
Median Unit Price
10/10/2023 - 09/10/2024: \$369,995

Comparable Properties



9/32 Empire St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 06/09/2024
Property Type: Apartment



6/3 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$225,000
Method: Sold Before Auction
Date: 21/08/2024
Property Type: Unit



12/43-45 Church St WEST FOOTSCRAY 3012 (REI)

Agent Comments



Price: \$230,000
Method: Private Sale
Date: 25/05/2024
Property Type: Unit

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