

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

317/9 HEWITT AVENUE 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

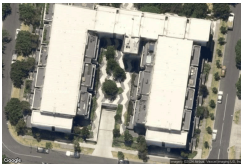
Date of sale

214/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$551,000	23-Oct-23
115/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$530,000	27-Feb-24
G05/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$550,000	04-May-24

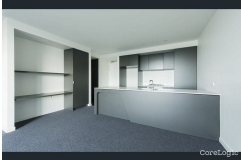
OR

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.~~

This Statement of Information was prepared on: 29 June 2024

**214/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

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Sold Price **\$551,000** Sold Date **23-Oct-23**Distance **0km****115/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

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Sold Price **\$530,000** Sold Date **27-Feb-24**Distance **0km****G05/277-287 BARKLY STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$550,000** Sold Date **04-May-24**Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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