

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

6/13 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

or range
between

\$469,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2021

to

31 May 2022

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

5/20 FRENCH STREET FOOTSCRAY VIC 3011	\$542,500	22-Feb-22
102/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$555,000	16-Feb-22
5/30 WHITEHALL STREET FOOTSCRAY VIC 3011	\$505,000	16-Feb-22

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: 22 June 2022



**5/20 FRENCH STREET
FOOTSCRAY VIC 3011**

3 1 1

Sold Price

\$542,500

Sold Date **22-Feb-22**

Distance -



**102/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$555,000

Sold Date **16-Feb-22**

Distance -



**5/30 WHITEHALL STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$505,000

Sold Date **16-Feb-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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