

## 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

2/7 Sydney Street Footscray VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2020

to

31 May 2021

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

11/7 Gordon Street Footscray VIC 3011	\$410,000	01-May-21
2/22 Blandford Street West Footscray VIC 3012	\$407,400	08-Dec-20
7/657 Barkly Street West Footscray VIC 3012	\$410,000	06-Feb-21

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: 04 June 2021

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**11/7 Gordon Street Footscray VIC 3011**

Sold Price

<sup>RS</sup>

**\$410,000**

Sold Date

**01-May-21**

2

1

1

Distance

**0.75km**



**2/22 Blandford Street West Footscray VIC 3012**

Sold Price

**\$407,400**

Sold Date

**08-Dec-20**

2

1

1

Distance

**1km**



**7/657 Barkly Street West Footscray VIC 3012**

Sold Price

**\$410,000**

Sold Date

**06-Feb-21**

2

1

1

Distance

**1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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