

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

6/213 GORDON 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2022

to

30 Sep 2023

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

4/10 EMPIRE STREET FOOTSCRAY VIC 3011	\$370,000	26-Aug-23
9/258 BALLARAT ROAD FOOTSCRAY VIC 3011	\$375,000	05-Oct-23
2/2 RALEIGH STREET FOOTSCRAY VIC 3011	\$385,000	29-Jul-23

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: 31 October 2023



**4/10 EMPIRE STREET FOOTSCRAY
VIC 3011**

Sold Price

^{RS}

\$370,000

Sold Date

26-Aug-23

2

1

1

Distance

1.09km



**9/258 BALLARAT ROAD
FOOTSCRAY VIC 3011**

Sold Price

^{RS}

\$375,000

Sold Date

05-Oct-23

2

1

1

Distance

1.2km



**2/2 RALEIGH STREET FOOTSCRAY
VIC 3011**

Sold Price

\$385,000

Sold Date

29-Jul-23

2

1

2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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