

## 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

4/24 Empire 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

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2020

to

28 Feb 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

1/4 Eldridge Street Footscray VIC 3011	\$420,000	29-Oct-20
502/240 Barkly Street Footscray VIC 3011	\$415,000	15-Feb-21
24/20 French Street Footscray VIC 3011	\$420,000	05-Oct-20

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: 17 March 2021

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**1/4 Eldridge Street Footscray VIC 3011**

Sold Price

**\$420,000**

Sold Date

**29-Oct-20**

 2

 1

 1

Distance

**0.23km**



**502/240 Barkly Street Footscray VIC 3011**

Sold Price

<sup>RS</sup> **\$415,000** <sup>UN</sup>

Sold Date

**15-Feb-21**

 2

 1

 1

Distance

**1.19km**



**24/20 French Street Footscray VIC 3011**

Sold Price

**\$420,000**

Sold Date

**05-Oct-20**

 2

 1

 1

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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