

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

10/103 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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2020

to

31 Jan 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

4/16 Eldridge Street Footscray VIC 3011	\$350,000	22-Aug-20
1/28 Eldridge Street Footscray VIC 3011	\$328,000	26-Nov-20
3/32 Eldridge Street Footscray VIC 3011	\$300,000	18-Dec-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: 09 February 2021



4/16 Eldridge Street Footscray VIC 3011

Sold Price

\$350,000

Sold Date **22-Aug-20**

2 1 1

Distance **0.59km**



1/28 Eldridge Street Footscray VIC 3011

Sold Price

^{RS} **\$328,000**

Sold Date **26-Nov-20**

2 1 1

Distance **0.7km**



3/32 Eldridge Street Footscray VIC 3011

Sold Price

\$300,000

Sold Date **18-Dec-20**

2 1 1

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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