

# 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

5 Kelso Lane, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$665,000

&

\$710,000

### Median sale price

Median price \$620,000

Property Type Townhouse

Suburb Footscray

Period - From 10/03/2022

to

09/03/2023

Source REIV

### 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 six 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	46B Dudley St FOOTSCRAY 3011	\$731,000	17/12/2022
2	6/24 Dongola Rd WEST FOOTSCRAY 3012	\$710,000	16/11/2022
3	5B Liverpool St FOOTSCRAY 3011	\$655,000	29/11/2022

**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 six months.~~

This Statement of Information was prepared on:

10/03/2023 13:08