

## 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

313/51 GORDON 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

\$100,000

&

\$110,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 2024

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

301/51 GORDON STREET FOOTSCRAY VIC 3011	\$100,000	01-Mar-24
510/51 GORDON STREET FOOTSCRAY VIC 3011	\$105,000	10-Nov-23
4/9 GORDON STREET FOOTSCRAY VIC 3011	\$207,500	21-Jan-24

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: 14 March 2024

**301/51 GORDON STREET  
FOOTSCRAY VIC 3011**

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Sold Price

RS

**\$100,000**

Sold Date

**01-Mar-24**

Distance

**0.01km****510/51 GORDON STREET  
FOOTSCRAY VIC 3011**

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Sold Price

**\$105,000**

Sold Date

**10-Nov-23**

Distance

**0.01km****4/9 GORDON STREET FOOTSCRAY  
VIC 3011**

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Sold Price

**\$207,500**

Sold Date

**21-Jan-24**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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