

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

201/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012

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

\$400,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Aug 2022

to

31 Jul 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

204/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$380,000	17-May-22
2/372 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$540,000	03-May-23
23/3 LEWIS STREET KINGSVILLE VIC 3012	\$400,000	31-Oct-22

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: 23 August 2023



**204/368 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

Sold Price **\$380,000** Sold Date **17-May-22**

 2  1  1

Distance **0km**



**2/372 GEELONG ROAD WEST
FOOTSCRAY VIC 3012**

Sold Price **\$540,000** Sold Date **03-May-23**

 3  1  1

Distance **0.04km**

**23/3 LEWIS STREET KINGSVILLE
VIC 3012**

Sold Price **\$400,000** Sold Date **31-Oct-22**

 2  1  1

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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