

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

12/49 NAPIER 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2022

to

31 Dec 2022

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

5/2 RALEIGH STREET FOOTSCRAY VIC 3011	\$315,000	01-Dec-22
2/12 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$330,000	03-Nov-22
7/5 GOVAN COURT FOOTSCRAY VIC 3011	\$310,000	28-May-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: 25 January 2023



5/2 RALEIGH STREET FOOTSCRAY VIC 3011

Sold Price

^{RS}

\$315,000

Sold Date

01-Dec-22



1



1



1

Distance

0.55km



2/12 ELDRIDGE STREET FOOTSCRAY VIC 3011

Sold Price

\$330,000

Sold Date

03-Nov-22



1



1



1

Distance

1.84km



7/5 GOVAN COURT FOOTSCRAY VIC 3011

Sold Price

\$310,000

Sold Date

28-May-22



1



1



1

Distance

2.22km

RS = Recent sale

UN = Undisclosed Sale

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