

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

204/9 HEWITT AVENUE 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

4/28 ELEANOR STREET FOOTSCRAY VIC 3011	\$530,000	24-Oct-24
401/250 BARKLY STREET FOOTSCRAY VIC 3011	\$550,000	15-Nov-24
7/274 BALLARAT ROAD FOOTSCRAY VIC 3011	\$532,500	20-Dec-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: 03 March 2025

**4/28 ELEANOR STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$530,000** Sold Date **24-Oct-24**Distance **0.96km****401/250 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$550,000** Sold Date **15-Nov-24**Distance **1.34km****7/274 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$532,500** Sold Date **20-Dec-24**Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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