

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

G05/9 Hewitt Avenue, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$375,000

&

\$410,000

Median sale price

Median price \$542,500

Property Type Unit

Suburb Footscray

Period - From 01/04/2021

to 30/06/2021

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	202/9 Hewitt Av FOOTSCRAY 3011	\$555,000	06/05/2021
2	G23/9 Hewitt Av FOOTSCRAY 3011	\$385,000	23/08/2021
3	128/9 Hewitt Av FOOTSCRAY 3011	\$375,000	21/05/2021

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:

14/09/2021 11:35

G05/9 Hewitt Avenue, Footscray Vic 3011



Property Type:
Agent Comments

Indicative Selling Price
\$375,000 - \$410,000
Median Unit Price
June quarter 2021: \$542,500

Comparable Properties

202/9 Hewitt Av FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$555,000
Method: Sale
Date: 06/05/2021
Property Type: Strata Unit/Flat



G23/9 Hewitt Av FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 23/08/2021
Property Type: Apartment

128/9 Hewitt Av FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 21/05/2021
Property Type: Strata Unit/Flat

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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