

# 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

3/218 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)

Range between \$295,000

&

\$324,000

### Median sale price

Median price \$537,500

Property Type Unit

Suburb Footscray

Period - From 01/10/2021

to 31/12/2021

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 | 7/3 Gordon St FOOTSCRAY 3011   | \$340,000 | 01/10/2021   |
| 2 | 2 Cirque Dr FOOTSCRAY 3011     | \$315,000 | 10/11/2021   |
| 3 | 107/64 Cross St FOOTSCRAY 3011 | \$305,000 | 24/09/2021   |

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:

08/02/2022 14:54

3/218 Gordon Street, Footscray Vic 3011



1 -

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$295,000 - \$324,000  
**Median Unit Price**  
December quarter 2021: \$537,500

## Comparable Properties



**7/3 Gordon St FOOTSCRAY 3011 (VG)**

**Agent Comments**

1 - -

**Price:** \$340,000  
**Method:** Sale  
**Date:** 01/10/2021  
**Property Type:** Strata Unit/Flat

**2 Cirque Dr FOOTSCRAY 3011 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$315,000  
**Method:** Sold Before Auction  
**Date:** 10/11/2021  
**Property Type:** Unit

**107/64 Cross St FOOTSCRAY 3011 (VG)**

**Agent Comments**

1 - -

**Price:** \$305,000  
**Method:** Sale  
**Date:** 24/09/2021  
**Property Type:** Strata Unit/Flat

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



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