

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

105/368 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

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Feb 2024

to

31 Jan 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

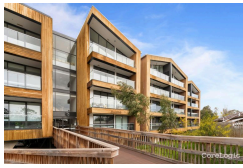
116/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012	\$386,000	17-Dec-24
101/432 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$365,000	24-Jan-25
106/432 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$359,000	08-Jan-25

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: 10 February 2025

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**116/110 ROBERTS STREET WEST
 FOOTSCRAY VIC 3012**

2 2 1

Sold Price **\$386,000** Sold Date **17-Dec-24**

Distance **0.46km**

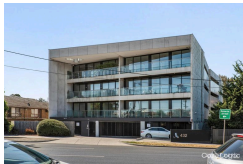


**101/432 GEELONG ROAD WEST
 FOOTSCRAY VIC 3012**

2 1 -

Sold Price ^{RS} **\$365,000** Sold Date **24-Jan-25**

Distance **0.51km**



**106/432 GEELONG ROAD WEST
 FOOTSCRAY VIC 3012**

2 1 1

Sold Price ^{RS} **\$359,000** Sold Date **08-Jan-25**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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