

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

53 VICTORIA 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

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Business

Suburb

Footscray

Period-from

01 Feb 2023

to

31 Jan 2024

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

6 SOUTHAMPTON STREET FOOTSCRAY VIC 3011	\$1,500,000	05-Dec-23
44 ALBERT STREET FOOTSCRAY VIC 3011	\$1,900,000	02-Dec-23
29 ALEXANDER STREET SEDDON VIC 3011	\$1,500,000	02-Dec-23

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: 30 April 2024


**6 SOUTHAMPTON STREET
FOOTSCRAY VIC 3011**

3 1 1

Sold Price \$1,500,000 Sold Date 05-Dec-23
Distance 1.05km

**44 ALBERT STREET FOOTSCRAY
VIC 3011**

5 2 2

Sold Price ^{RS} \$1,900,000 Sold Date 02-Dec-23
Distance 0.4km

**29 ALEXANDER STREET SEDDON
VIC 3011**

3 1 2

Sold Price ^{RS} \$1,500,000 Sold Date 02-Dec-23
Distance 0.32km
RS = Recent sale

UN = Undisclosed Sale

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