

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

104/12 NAPIER 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

or range
between

\$660,000

&

\$718,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2023

to

31 Aug 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

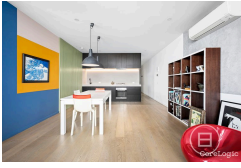
110/1 MORELAND STREET FOOTSCRAY VIC 3011	\$640,000	29-May-24
406/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$680,000	15-Jul-24
1301/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$630,000	06-Sep-24

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: 25 September 2024

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**110/1 MORELAND STREET
FOOTSCRAY VIC 3011**

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **29-May-24**

2 2 1

Distance **0.51km**



**406/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price **\$680,000** Sold Date **15-Jul-24**

2 2 1

Distance **0.75km**



**1301/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **06-Sep-24**

2 2 1

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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