

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

103/9 HEWITT AVENUE 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 May 2022

to

30 Apr 2023

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

G12/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$520,000	25-Nov-22
2/72 CROSS STREET FOOTSCRAY VIC 3011	\$525,000	24-Mar-23
509/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$510,000	19-Apr-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: 22 May 2023



**12/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$520,000** Sold Date **25-Nov-22**

Distance **0km**



**2/72 CROSS STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price **\$525,000** Sold Date **24-Mar-23**

Distance **0.08km**



**509/188 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price ^{RS} **\$510,000** Sold Date **19-Apr-23**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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