

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

4/9 GORDON 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,850

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2022

to

30 Nov 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

2/95-97 SUMMERHILL ROAD FOOTSCRAY VIC 3011	\$265,000	03-Aug-23
2/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$247,000	01-Sep-23
13/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$295,000	09-Nov-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: 29 December 2023



2/95-97 SUMMERHILL ROAD FOOTSCRAY VIC 3011

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Sold Price **\$265,000** Sold Date **03-Aug-23**

Distance **0.99km**



2/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012

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Sold Price **\$247,000** Sold Date **01-Sep-23**

Distance **1.17km**



13/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012

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Sold Price ^{RS} **\$295,000** ^{UN} Sold Date **09-Nov-23**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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