

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

30/155 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2022

to

31 May 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

3/75 DROOP STREET FOOTSCRAY VIC 3011	\$388,000	22-Dec-22
7/23 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$360,000	17-Jan-23
16/258 BALLARAT ROAD FOOTSCRAY VIC 3011	\$375,000	06-May-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: 13 June 2023



3/75 DROOP STREET FOOTSCRAY VIC 3011

Sold Price

\$388,000

Sold Date

22-Dec-22

 2

 1

 1

Distance

0.56km



7/23 ELDRIDGE STREET FOOTSCRAY VIC 3011

Sold Price

\$360,000

Sold Date

17-Jan-23

 2

 1

 1

Distance

0.9km



16/258 BALLARAT ROAD FOOTSCRAY VIC 3011

Sold Price

^{RS} **\$375,000**

Sold Date

06-May-23

 2

 1

 1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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