

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

1/51 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2021

to

30 Jun 2022

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

6/155 GORDON STREET FOOTSCRAY VIC 3011	\$500,000	05-May-22
1/34 HYDE STREET SEDDON VIC 3011	\$500,000	29-Apr-22
G02/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$520,000	18-May-22

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: 20 July 2022



**6/155 GORDON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$500,000** Sold Date **05-May-22**

Distance **1.47km**



**1/34 HYDE STREET SEDDON VIC
3011**

2 1 1

Sold Price Sold Date **29-Apr-22**

Distance **0.49km**



**G02/277-287 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$520,000** Sold Date **18-May-22**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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