

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

2/61 DROOP 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2023

to

31 Oct 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

105/59 DROOP STREET FOOTSCRAY VIC 3011	\$480,000	11-Jun-24
201/64 GEELONG ROAD FOOTSCRAY VIC 3011	\$500,000	26-Jul-24
403/99 DONALD STREET FOOTSCRAY VIC 3011	-	06-Jun-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.~~

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**105/59 DROOP STREET
 FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$480,000** Sold Date **11-Jun-24**

Distance **0.02km**



**201/64 GEELONG ROAD
 FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$500,000** Sold Date **26-Jul-24**

Distance **0.28km**



**403/99 DONALD STREET
 FOOTSCRAY VIC 3011**

2 2 1

Sold Price - Sold Date **06-Jun-24**

Distance **0.37km**



**315/90 BUCKLEY STREET
 FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$540,000** Sold Date **01-Aug-24**

Distance **0.8km**



**605/90 BUCKLEY STREET
 FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$470,000** Sold Date **23-Jul-24**

Distance **0.8km**



**511/90 BUCKLEY STREET
 FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$485,000** Sold Date **27-Jun-24**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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