

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

501A/10 Droop Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$360,000

&

\$396,000

Median sale price

Median price

\$479,670

Property Type

Unit

Suburb

Footscray

Period - From

10/07/2022

to

09/07/2023

Source

REIV

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 six 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
1	3/213 Gordon St FOOTSCRAY 3011	\$545,000	29/06/2023
2	1007/59 Paisley St FOOTSCRAY 3011	\$455,000	22/06/2023
3	30/155 Gordon St FOOTSCRAY 3011	\$380,000	29/06/2023

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 six months.~~

This Statement of Information was prepared on:

10/07/2023 13:27



Property Type:
Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median Unit Price

10/07/2022 - 09/07/2023: \$479,670

Comparable Properties



3/213 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

2 2 1

Price: \$545,000

Method: Sold Before Auction

Date: 29/06/2023

Property Type: Apartment



1007/59 Paisley St FOOTSCRAY 3011 (REI)

Agent Comments

2 2 1

Price: \$455,000

Method: Private Sale

Date: 22/06/2023

Property Type: Apartment



30/155 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 29/06/2023

Property Type: Apartment