

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

10/99-109 CRESWICK 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

\$230,000

&

\$250,000

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

9/32 EMPIRE STREET FOOTSCRAY VIC 3011	\$265,000	06-Sep-24
5/3 GORDON STREET FOOTSCRAY VIC 3011	\$245,000	29-Jul-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.

This Statement of Information was prepared on: 12 November 2024



**9/32 EMPIRE STREET FOOTSCRAY
VIC 3011**

Sold Price

^{RS}

\$265,000

Sold Date

06-Sep-24



1



1



1

Distance

1.08km



**5/3 GORDON STREET FOOTSCRAY
VIC 3011**

Sold Price

^{RS}

\$245,000

Sold Date

29-Jul-24



1



1



1

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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