

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

28 BYRON 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

Property type

House

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

49 WINDSOR STREET SEDDON VIC 3011	\$750,000	01-Aug-24
482 BARKLY STREET FOOTSCRAY VIC 3011	\$760,000	09-May-24
29 RAILWAY PLACE FOOTSCRAY VIC 3011	\$815,000	11-May-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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49 WINDSOR STREET SEDDON VIC 3011 Sold Price ^{RS} **\$750,000** Sold Date **01-Aug-24**

2 1 -

Distance **1.03km**



482 BARKLY STREET FOOTSCRAY VIC 3011 Sold Price **\$760,000** Sold Date **09-May-24**

2 1 1

Distance **1.77km**



29 RAILWAY PLACE FOOTSCRAY VIC 3011 Sold Price **\$815,000** Sold Date **11-May-24**

2 1 -

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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