

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

107/12-18 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2023

to

31 Mar 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

905/94 BUCKLEY STREET FOOTSCRAY VIC 3011	565000	10-Jan-24
702/250 BARKLY STREET FOOTSCRAY VIC 3011	550000	29-Nov-23

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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**905/94 BUCKLEY STREET
 FOOTSCRAY VIC 3011**

2 1 1

Sold Price **565000** Sold Date **10-Jan-24**

Distance **1.33km**



**702/250 BARKLY STREET
 FOOTSCRAY VIC 3011**

2 1 1

Sold Price **550000** Sold Date **29-Nov-23**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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