

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

206/72 CROSS 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,500

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2021

to

30 Nov 2022

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

17/155 GORDON STREET FOOTSCRAY VIC 3011	\$380,000	03-Sep-22
202/21 VICTORIA STREET FOOTSCRAY VIC 3011	\$380,000	15-Sep-22
2/38 LYNCH STREET FOOTSCRAY VIC 3011	\$385,000	08-Jun-22

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: 07 December 2022



17/155 GORDON STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$380,000** Sold Date **03-Sep-22**

Distance **0.83km**



202/21 VICTORIA STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price Sold Date **15-Sep-22**

Distance **1.07km**



2/38 LYNCH STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$385,000** Sold Date **08-Jun-22**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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