

Statement of Information

Prepared on 28th November 2023



214 Gordon Street, Footscray VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

214 GORDON 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2022

to

31 May 2023

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

19 PITT STREET WEST FOOTSCRAY VIC 3012	\$1,735,000	11-Feb-23
26 BROWNING STREET SEDDON VIC 3011	\$1,715,000	13-May-23
51 CLIVE STREET WEST FOOTSCRAY VIC 3012	\$1,530,000	28-Jan-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.

This Statement of Information was prepared on: 23 August 2023



19 PITT STREET WEST FOOTSCRAY VIC 3012 Sold Price **\$1,735,000** Sold Date **11-Feb-23**

3 1 -

Distance **1.55km**



26 BROWNING STREET SEDDON VIC 3011 Sold Price ^{RS} **\$1,715,000** Sold Date **13-May-23**

3 1 3

Distance **1.47km**



51 CLIVE STREET WEST FOOTSCRAY VIC 3012 Sold Price **\$1,530,000** Sold Date **28-Jan-23**

2 2 -

Distance **1.34km**



114 CHARLES STREET SEDDON VIC 3011 Sold Price **\$1,520,500** Sold Date **18-Mar-23**

3 2 1

Distance **1.18km**



59 STATION ROAD SEDDON VIC 3011 Sold Price **\$1,500,000** Sold Date **09-Feb-23**

2 1 -

Distance **1.27km**



23 PILGRIM STREET SEDDON VIC 3011 Sold Price ^{RS} **\$1,465,000** Sold Date **15-May-23**

3 1 -

Distance **1.31km**

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

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**56 HOBBS STREET SEDDON VIC
3011**

 3  1  1

Sold Price ^{RS} **\$1,425,000** Sold Date **15-Mar-23**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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