

## 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

15/42A BYRON STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 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

413/250 BARKLY STREET FOOTSCRAY VIC 3011	\$485,000	22-Feb-24
10/57 HYDE STREET FOOTSCRAY VIC 3011	\$525,000	12-Apr-24
501/94 BUCKLEY STREET FOOTSCRAY VIC 3011	\$505,750	28-Mar-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: 17 August 2024

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**413/250 BARKLY STREET  
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$485,000** Sold Date **22-Feb-24**

Distance **0.47km**



**10/57 HYDE STREET FOOTSCRAY  
VIC 3011**

 2  1  1

Sold Price **\$525,000** Sold Date **12-Apr-24**

Distance **0.74km**



**501/94 BUCKLEY STREET  
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$505,750** Sold Date **28-Mar-24**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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