

## 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

4/213 GORDON 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2023

to

31 Aug 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

15/155 GORDON STREET FOOTSCRAY VIC 3011	\$435,000	07-Mar-24
11/35 PICKETT STREET FOOTSCRAY VIC 3011	\$445,000	24-Apr-24
3/99-103 SUMMERHILL ROAD FOOTSCRAY VIC 3011	\$450,000	12-Apr-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: 06 September 2024



**15/155 GORDON STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$435,000** Sold Date **07-Mar-24**

Distance **0.34km**



**11/35 PICKETT STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$445,000** Sold Date **24-Apr-24**

Distance **0.64km**



**3/99-103 SUMMERHILL ROAD  
FOOTSCRAY VIC 3011**

2 1 -

Sold Price **\$450,000** Sold Date **12-Apr-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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