

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

202/21 VICTORIA 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2021

to

31 Aug 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

206/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$375,000	29-Apr-22
2/38 LYNCH STREET FOOTSCRAY VIC 3011	\$385,000	08-Jun-22
909/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$397,990	19-May-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 September 2022



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**206/27 VICTORIA STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

\$375,000

Sold Date

29-Apr-22

Distance

0.03km



**2/38 LYNCH STREET FOOTSCRAY
VIC 3011**

1 1 1

Sold Price

\$385,000

Sold Date

08-Jun-22

Distance

0.97km



**909/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

1 1 1

Sold Price

\$397,990

Sold Date

19-May-22

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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