

## 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

6/7 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$509,850

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2022

to

30 Nov 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

1/67 BALLARAT ROAD FOOTSCRAY VIC 3011	\$425,000	13-Dec-23
1/78 DROOP STREET FOOTSCRAY VIC 3011	\$455,000	18-Oct-23
5/248 GORDON STREET FOOTSCRAY VIC 3011	\$460,000	07-Oct-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: 18 December 2023



**1/67 BALLARAT ROAD  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

<sup>RS</sup> **\$425,000**

Sold Date **13-Dec-23**

Distance **1.32km**



**1/78 DROOP STREET FOOTSCRAY  
VIC 3011**

2 1 -

Sold Price

<sup>RS</sup> **\$455,000**

Sold Date **18-Oct-23**

Distance **0.9km**



**5/248 GORDON STREET  
FOOTSCRAY VIC 3011**

2 1 -

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date **07-Oct-23**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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