

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

1/79 DROOP 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

\$345,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2023

to

30 Apr 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

205/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$410,000	29-Jan-24
9/64 CROSS STREET FOOTSCRAY VIC 3011	\$365,000	13-Dec-23
1/277 NICHOLSON STREET SEDDON VIC 3011	\$440,000	24-Dec-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: 13 May 2024



205/277-287 BARKLY STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price

\$410,000

Sold Date

29-Jan-24

Distance

0.5km



9/64 CROSS STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

\$365,000

Sold Date

13-Dec-23

Distance

1.38km



1/277 NICHOLSON STREET SEDDON VIC 3011

1 1 -

Sold Price

\$440,000

Sold Date

24-Dec-23

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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