

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

19 MADDOCK 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,500

Property type

House

Suburb

Footscray

Period-from

01 Feb 2023

to

31 Jan 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

114 PAISLEY STREET FOOTSCRAY VIC 3011	\$865,000	19-Aug-23
71 ROSAMOND ROAD MAIDSTONE VIC 3012	\$885,000	06-Oct-23
29A MADDEN STREET MAIDSTONE VIC 3012	\$830,000	11-Nov-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: 15 February 2024



114 PAISLEY STREET FOOTSCRAY VIC 3011

Sold Price

\$865,000

Sold Date

19-Aug-23

3



1



1

Distance

1.32km

71 ROSAMOND ROAD MAIDSTONE VIC 3012

Sold Price

\$885,000

Sold Date

06-Oct-23

3



1



2

Distance

0.73km

29A MADDEN STREET MAIDSTONE VIC 3012

Sold Price

\$830,000

Sold Date

11-Nov-23

3



1



4

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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