

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

2/232 NICHOLSON 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

\$240,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

809/240 BARKLY STREET FOOTSCRAY VIC 3011	\$285,000	22-Feb-25
5/20 STIRLING STREET FOOTSCRAY VIC 3011	\$285,000	22-Dec-24
3/16 WARLEIGH ROAD WEST FOOTSCRAY VIC 3012	\$256,000	21-Mar-25

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: 27 March 2025

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**809/240 BARKLY STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$285,000** Sold Date **22-Feb-25**

Distance **0.58km**



**5/20 STIRLING STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price Sold Date **22-Dec-24**

Distance **1.05km**



**3/16 WARLEIGH ROAD WEST
FOOTSCRAY VIC 3012**

 1  1  1

Sold Price ^{RS} **\$256,000** Sold Date **21-Mar-25**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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