

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

2/72 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2024

to

31 Mar 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

2/35 PICKETT STREET FOOTSCRAY VIC 3011	\$421,000	10-Oct-24
2/213 GORDON STREET FOOTSCRAY VIC 3011	\$410,000	26-Nov-24
4/213 GORDON STREET FOOTSCRAY VIC 3011	\$440,000	10-Oct-24

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: 03 April 2025

**2/35 PICKETT STREET
FOOTSCRAY VIC 3011**

2 1 -

Sold Price **\$421,000** Sold Date **10-Oct-24**Distance **0.74km****2/213 GORDON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$410,000** Sold Date **26-Nov-24**Distance **0.85km****4/213 GORDON STREET
FOOTSCRAY VIC 3011**

2 1 -

Sold Price **\$440,000** Sold Date **10-Oct-24**Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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