

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

225/9 HEWITT AVENUE 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

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Business

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 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

212/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$335,000	24-Aug-23
104/64 CROSS STREET FOOTSCRAY VIC 3011	\$355,500	13-Oct-23
4/158 BARKLY STREET FOOTSCRAY VIC 3011	\$350,000	28-Aug-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: 30 November 2023



212/9 HEWITT AVENUE FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$335,000** Sold Date **24-Aug-23**

Distance **0km**



104/64 CROSS STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$355,500** Sold Date **13-Oct-23**

Distance **0.08km**



4/158 BARKLY STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **28-Aug-23**

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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