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

23A Gordon Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$990,000				
Median sale price									
Median price	\$995,000	Pro	roperty Type Hou		ouse		Suburb	Footscray	
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	25 Southampton St FOOTSCRAY 3011	\$917,000	17/05/2025
2	83 Gordon St FOOTSCRAY 3011	\$1,020,000	14/05/2025
3	84 Commercial Rd FOOTSCRAY 3011	\$930,000	05/05/2025

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 six months.

This Statement of Information was prepared on:

26/05/2025 15:45









Property Type: House (Res) Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price March quarter 2025: \$995,000

Comparable Properties

25 Southampton St FOOTSCRAY 3011 (REI) 3 1 - Price: \$917,000 Method: Auction Sale Date: 17/05/2025 Property Type: House (Res)	Agent Comments
83 Gordon St FOOTSCRAY 3011 (REI) 4 1 Price: \$1,020,000 Method: Private Sale Date: 14/05/2025 Property Type: House	Agent Comments
84 Commercial Rd FOOTSCRAY 3011 (REI) 2 1 2 - Price: \$930,000 Method: Private Sale Date: 05/05/2025 Property Type: House	Agent Comments

Account - Biggin & Scott | P: 03 9317 5577



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