

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

3/39 VICTORIA 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2023

to

31 Dec 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

201/94 BUCKLEY STREET FOOTSCRAY VIC 3011	\$587,500	28-Aug-23
2/4 QUEEN STREET FOOTSCRAY VIC 3011	\$595,000	26-Sep-23
5/12 ELEANOR STREET FOOTSCRAY VIC 3011	\$535,000	21-Dec-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 October 2024



201/94 BUCKLEY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$587,500

Sold Date **28-Aug-23**

Distance

0.18km



2/4 QUEEN STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$595,000

Sold Date **26-Sep-23**

Distance

0.23km



5/12 ELEANOR STREET FOOTSCRAY VIC 3011

2 1 -

Sold Price

^{RS} **\$535,000**

Sold Date **21-Dec-23**

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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