

## 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

313/51 GORDON STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$100,000

&

\$110,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 2024

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 301/51 GORDON STREET FOOTSCRAY VIC 3011 | \$100,000 | 01-Mar-24 |
| 510/51 GORDON STREET FOOTSCRAY VIC 3011 | \$105,000 | 10-Nov-23 |
| 4/9 GORDON STREET FOOTSCRAY VIC 3011    | \$207,500 | 21-Jan-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: 14 March 2024



### 301/51 GORDON STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price

<sup>RS</sup>

**\$100,000**

Sold Date

**01-Mar-24**

Distance

**0.01km**



### 510/51 GORDON STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price

**\$105,000**

Sold Date

**10-Nov-23**

Distance

**0.01km**



### 4/9 GORDON STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

**\$207,500**

Sold Date

**21-Jan-24**

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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