

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

503A/10 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2022

to

31 Aug 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

501A/10 DROOP STREET FOOTSCRAY VIC 3011	\$370,000	05-Sep-23
939/18 ALBERT STREET FOOTSCRAY VIC 3011	\$415,000	01-May-23
304/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$363,000	04-Apr-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: 11 September 2023


**501A/10 DROOP STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

RS

\$370,000

Sold Date

05-Sep-23

Distance

0km
**939/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

\$415,000

Sold Date

01-May-23

Distance

0.38km
**304/55 HOPKINS STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

\$363,000

Sold Date

04-Apr-23

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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