

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

515/51 GORDON 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

\$105,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2023

to

31 Jan 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

317/51 GORDON STREET FOOTSCRAY VIC 3011	\$105,000	10-Aug-23
510/51 GORDON STREET FOOTSCRAY VIC 3011	\$105,000	10-Nov-23
219/51 GORDON STREET FOOTSCRAY VIC 3011	-	01-Sep-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: 07 February 2024



317/51 GORDON STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price

\$105,000

Sold Date **10-Aug-23**

Distance

0km



510/51 GORDON STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price

Sold Date **10-Nov-23**

Distance

0.01km



219/51 GORDON STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

- Sold Date **01-Sep-23**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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