

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

6/3 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

or range
between

\$225,000

&

\$250,000

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

10/10 EMPIRE STREET FOOTSCRAY VIC 3011	\$280,000	19-Oct-23
13/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$290,000	24-Oct-23
6/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$262,000	18-Feb-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: 12 March 2024



10/10 EMPIRE STREET FOOTSCRAY VIC 3011 Sold Price

\$280,000 Sold Date **19-Oct-23**

1 1 -

Distance **0.27km**

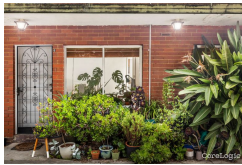


13/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012 Sold Price

\$290,000 Sold Date **24-Oct-23**

1 1 -

Distance **1.24km**



6/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012 Sold Price

^{RS} **\$262,000** ^{UN} Sold Date **18-Feb-24**

1 1 1

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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