

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

815/59 PAISLEY 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

\$285,000

&

\$305,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2022

to

30 Sep 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

621/18 ALBERT STREET FOOTSCRAY VIC 3011	\$399,000	25-Jul-23
748/18 ALBERT STREET FOOTSCRAY VIC 3011	\$330,000	29-Jul-23
814/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$295,000	09-Jul-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: 13/11/2023


**621/18 ALBERT STREET
FOOTSCRAY VIC 3011**

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Sold Price \$399,000 Sold Date 25-Jul-23
Distance 0km

**748/18 ALBERT STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price \$330,000 Sold Date 29-Jul-23
Distance 0km

**814/59 PAISLEY STREET
FOOTSCRAY VIC 3011**

1 1 -

Sold Price \$295,000 Sold Date 09-Jul-23
Distance 0km
RS = Recent sale

UN = Undisclosed Sale

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