Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/10 Empire Street, Footscray Vic 3011

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$350,000		&		\$385,000			
Median sale p	rice							
Median price	\$465,000	Pro	operty Type	Unit			Suburb	Footscray
Period - From	01/01/2024	to	31/12/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	12/24 Empire St FOOTSCRAY 3011	\$390,000	18/12/2024
2	1/4 Empire St FOOTSCRAY 3011	\$335,000	12/11/2024
3	3/17 Empire St FOOTSCRAY 3011	\$350,000	27/09/2024

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 six months.

This Statement of Information was prepared on:

26/03/2025 10:21



hockingstuart





Property Type: Agent Comments Leigh Dardha 03 8387 0555 0401 496 270 yarraville@hockingstuart.com.au

Indicative Selling Price \$350,000 - \$385,000 Median Unit Price Year ending December 2024: \$465,000

Comparable Properties



12/24 Empire St FOOTSCRAY 3011 (REI/VG)

1



Price: \$390,000 Method: Private Sale Date: 18/12/2024 Property Type: Apartment

Agent Comments

Agent Comments

1/4 Empire St FOOTSCRAY 3011 (REI/VG)



Price: \$335,000 Method: Private Sale Date: 12/11/2024 Property Type: Apartment



3/17 Empire St FOOTSCRAY 3011 (VG)

Agent Comments

2 2 2

Price: \$350,000 Method: Sale Date: 27/09/2024 Property Type: Strata Unit/Flat

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