

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

G13/9 HEWITT AVENUE 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2023

to

31 Oct 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

317/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$527,000	06-Aug-24
320/9 HEWITT AVENUE FOOTSCRAY VIC 3011	\$535,000	22-Aug-24
201/64 GEELONG ROAD FOOTSCRAY VIC 3011	\$500,000	26-Jul-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: 18 November 2024

**317/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$527,000** Sold Date **06-Aug-24**Distance **0km****320/9 HEWITT AVENUE
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$535,000** Sold Date **22-Aug-24**Distance **0km****201/64 GEELONG ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$500,000** Sold Date **26-Jul-24**Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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