

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

11/11 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2020

to

31 Jul 2021

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

8/33 Eldridge Street Footscray VIC 3011	\$235,000	25-Mar-21
4/18 Eldridge Street Footscray VIC 3011	\$265,000	09-Jul-21
3/213 Gordon Street Footscray VIC 3011	\$260,000	07-Apr-21

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: 11 August 2021



8/33 Eldridge Street Footscray VIC 3011 Sold Price **\$235,000** Sold Date **25-Mar-21**

1 1 1

Distance **0.2km**



4/18 Eldridge Street Footscray VIC 3011 Sold Price ^{RS} **\$265,000** Sold Date **09-Jul-21**

1 1 1

Distance **0.28km**



3/213 Gordon Street Footscray VIC 3011 Sold Price **\$260,000** Sold Date **07-Apr-21**

1 1 1

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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