

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

6/70 DROOP 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2022

to

31 Jul 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

2/70 DROOP STREET FOOTSCRAY VIC 3011	\$545,000	01-Aug-23
612/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$530,000	14-Jul-23
1208D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$530,000	14-Aug-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: 31 August 2023



2/70 DROOP STREET FOOTSCRAY VIC 3011

Sold Price

^{RS} \$545,000

Sold Date

01-Aug-23

2

1

1

Distance

0km



612/4 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

^{RS} \$530,000

Sold Date

14-Jul-23

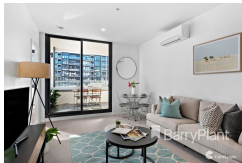
2

2

1

Distance

1.28km



1208D/4 TANNERY WALK FOOTSCRAY VIC 3011

Sold Price

Sold Date

14-Aug-23

3

2

1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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