

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

24/44 EVERARD 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2022

to

30 Apr 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

413/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$470,000	24-Feb-23
509/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$510,000	19-Apr-23
2/72 CROSS STREET FOOTSCRAY VIC 3011	\$525,000	24-Mar-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: 09 May 2023



413/90 BUCKLEY STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$470,000

Sold Date **24-Feb-23**

Distance

1.12km



509/188 BALLARAT ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

^{RS} **\$510,000**

Sold Date **19-Apr-23**

Distance

0.75km



2/72 CROSS STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

^{RS} **\$525,000**

Sold Date **24-Mar-23**

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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