

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

101/61 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

or range
between

\$485,000

&

\$525,000

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

403/99 DONALD STREET FOOTSCRAY VIC 3011

\$546,000

26-Jan-23

2/72 CROSS STREET FOOTSCRAY VIC 3011

\$525,000

24-Mar-23

509/188 BALLARAT ROAD FOOTSCRAY VIC 3011

\$510,000

19-Apr-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: 05 May 2023



403/99 DONALD STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$546,000** Sold Date **26-Jan-23**

Distance **0.37km**



2/72 CROSS STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price ^{RS} **\$525,000** Sold Date **24-Mar-23**

Distance **1.4km**



509/188 BALLARAT ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price ^{RS} **\$510,000** Sold Date **19-Apr-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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