

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

2/70 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

or range
between

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$972,500

Property type

House

Suburb

Footscray

Period-from

01 Jul 2022

to

30 Jun 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

3/213 GORDON STREET FOOTSCRAY VIC 3011	\$545,000	30-Jun-23
24/44 EVERARD STREET FOOTSCRAY VIC 3011	\$530,000	09-Jun-23
101/61 DROOP STREET FOOTSCRAY VIC 3011	\$500,000	15-Jun-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: 12 July 2023



3/213 GORDON STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

^{RS}

\$545,000

Sold Date

30-Jun-23

Distance

0.86km



24/44 EVERARD STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

^{RS}

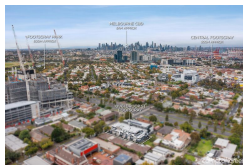
\$530,000

Sold Date

09-Jun-23

Distance

1.01km



101/61 DROOP STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

^{RS}

\$500,000

Sold Date

15-Jun-23

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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