

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

19-21 DONALD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$925,500

Property type

House

Suburb

Footscray

Period-from

01 Feb 2023

to

31 Jan 2024

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 NAISMITH STREET FOOTSCRAY VIC 3011	\$1,030,000	24-Oct-23
28 ADELAIDE STREET FOOTSCRAY VIC 3011	\$1,090,000	20-Nov-23
26A CORAL AVENUE FOOTSCRAY VIC 3011	\$1,100,000	27-Nov-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 February 2024



3 NAISMITH STREET FOOTSCRAY VIC 3011

Sold Price

\$1,030,000

Sold Date

24-Oct-23



4



1



2

Distance

1.52km



28 ADELAIDE STREET FOOTSCRAY VIC 3011

Sold Price

^{RS}

\$1,090,000

Sold Date

20-Nov-23



3



1



-

Distance

1.58km



26A CORAL AVENUE FOOTSCRAY VIC 3011

Sold Price

^{RS}

\$1,100,000

Sold Date

27-Nov-23



3



2



2

Distance

2.07km

RS = Recent sale

UN = Undisclosed Sale

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