

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

208/432 GEELONG ROAD WEST FOOTSCRAY VIC 3012

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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

West 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

203/372 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$385,000	21-Mar-22
204/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012	\$380,000	17-May-22
7/5 WATTLE STREET WEST FOOTSCRAY VIC 3012	\$425,000	04-Jun-22

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



203/372 GEELONG ROAD WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

\$385,000

Sold Date

21-Mar-22

Distance

0.47km



204/368 GEELONG ROAD WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

\$380,000

Sold Date

17-May-22

Distance

0.51km



7/5 WATTLE STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price

\$425,000

Sold Date

04-Jun-22

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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