

## 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

312/55 Hopkins Street Footscray VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2020

to

30 Nov 2021

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

29/31 Moreland Street Footscray VIC 3011	\$410,000	04-Mar-21
909/1 Moreland Street Footscray VIC 3011	\$350,000	15-Jul-21
17/54 Napier Street Footscray VIC 3011	\$435,000	20-May-21

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: 01 December 2021



**29/31 Moreland Street Footscray VIC 3011**

1 1 1

Sold Price **\$410,000** Sold Date **04-Mar-21**

Distance **0.28km**



**909/1 Moreland Street Footscray VIC 3011**

1 1 1

Sold Price **\$350,000** Sold Date **15-Jul-21**

Distance **0.29km**



**17/54 Napier Street Footscray VIC 3011**

1 1 1

Sold Price **\$435,000** Sold Date **20-May-21**

Distance **0.45km**



**504/6 Joseph Road Footscray VIC 3011**

1 1 1

Sold Price **\$450,000** Sold Date **29-Sep-21**

Distance **0.45km**



**11/51 Stirling Street Footscray VIC 3011**

1 1 1

Sold Price **\$320,000** Sold Date **22-Mar-21**

Distance **0.64km**



**1014/59 Paisley Street Footscray VIC 3011**

1 1 1

Sold Price **\$335,000** Sold Date **02-Jun-21**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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**910/240 Barkly Street Footscray VIC 3011**

1 1 1

Sold Price

**\$350,000**

Sold Date

**20-Jul-21**

Distance

**0.79km**



**1037/18 Albert Street Footscray VIC 3011**

1 1 1

Sold Price

**\$340,000**

Sold Date

**24-Mar-21**

Distance

**0.69km**



**510A/10 Droop Street Footscray VIC 3011**

1 1 1

Sold Price

- Sold Date

**19-Mar-21**

Distance

**0.57km**



**2/51 Stirling Street Footscray VIC 3011**

1 1 1

Sold Price

**\$320,000**

Sold Date

**22-Mar-21**

Distance

**0.64km**



**8/51 Stirling Street Footscray VIC 3011**

1 1 1

Sold Price

**\$301,000**

Sold Date

**27-Feb-21**

Distance

**0.64km**



**820/18 Albert Street Footscray VIC 3011**

1 1 1

Sold Price

**\$380,000**

Sold Date

**23-Jun-21**

Distance

**0.69km**

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UN = Undisclosed Sale

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In accordance with the current COVID-19 Government regulations, our advertised inspections are by registration only.  
 Please contact the listing agent prior to register your attendance.  
 We appreciate your cooperation.  
 McGrath

**512/240 Barkly Street Footscray VIC 3011** Sold Price **\$310,000** Sold Date **08-Sep-21**  
 Distance **0.79km**

1 1 1



**809/240 Barkly Street Footscray VIC 3011** Sold Price **RS \$280,000** Sold Date **15-Nov-21**  
 Distance **0.79km**

1 1 1



**207/250 Barkly Street Footscray VIC 3011** Sold Price **\$400,000** Sold Date **20-May-21**  
 Distance **0.82km**

1 1 1



**509/250 Barkly Street Footscray VIC 3011** Sold Price **\$373,400** Sold Date **12-Mar-21**  
 Distance **0.82km**

1 1 1



**608/250 Barkly Street Footscray VIC 3011** Sold Price **\$350,000** Sold Date **30-Aug-21**  
 Distance **0.82km**

1 1 1



**208/90 Buckley Street Footscray VIC 3011** Sold Price **\$330,000** Sold Date **10-May-21**  
 Distance **0.99km**

1 1 1

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