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	306/64 GEELONG ROAD 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	$365,000	&	$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,500	Property type	Unit	Suburb	Footscray
Period-from	01 Nov 2023	to	31 Oct 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
302/277-287 BARKLY STREET FOOTSCRAY VIC 3011	$385,000	09-Sep-24
1/79 DROOP STREET FOOTSCRAY VIC 3011	$377,000	08-Jun-24
106/41 VICTORIA STREET FOOTSCRAY VIC 3011	$368,000	01-Oct-24

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: 25 November 2024

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302/277-287 BARKLY STREET FOOTSCRAY VIC 3011

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Sold Price **$385,000** Sold Date **09-Sep-24**

Distance **0.26km**



1/79 DROOP STREET FOOTSCRAY VIC 3011

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Sold Price **$377,000** Sold Date **08-Jun-24**

Distance **0.32km**



106/41 VICTORIA STREET FOOTSCRAY VIC 3011

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Sold Price **$368,000** Sold Date **01-Oct-24**

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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