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	101/64 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	$360,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Footscray
Period-from	01 Sep 2022	to	31 Aug 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.

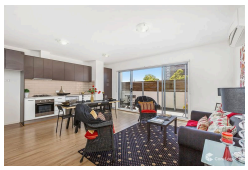
Address of comparable property	Price	Date of sale
30/155 GORDON STREET FOOTSCRAY VIC 3011	$380,000	20-Jun-23
501A/10 DROOP STREET FOOTSCRAY VIC 3011	$370,000	05-Sep-23
2/2 RALEIGH STREET FOOTSCRAY VIC 3011	$385,000	29-Jul-23

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: 21 September 2023

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30/155 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **$380,000** Sold Date **20-Jun-23**

Distance **0.4km**



501A/10 DROOP STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price RS **$370,000** Sold Date **05-Sep-23**

Distance **0.52km**



2/2 RALEIGH STREET FOOTSCRAY VIC 3011

2 1 2

Sold Price RS **$385,000** Sold Date **29-Jul-23**

Distance **0.61km**

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

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