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	103/64 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	$325,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$512,500	Property type	Unit	Suburb	Footscray
Period-from	01 Apr 2021	to	31 Mar 2022	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
2 CIRQUE DRIVE FOOTSCRAY VIC 3011	$315,000	10-Nov-21
106/21 BUCKINGHAM STREET FOOTSCRAY VIC 3011	$320,000	16-Dec-21
843/18 ALBERT STREET FOOTSCRAY VIC 3011	$337,500	29-Oct-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: 19 April 2022

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2 CIRQUE DRIVE FOOTSCRAY VIC 3011

1 1 -

Sold Price **$315,000** Sold Date **10-Nov-21**

Distance **0.32km**



106/21 BUCKINGHAM STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price **$320,000** Sold Date **16-Dec-21**

Distance **0.48km**



843/18 ALBERT STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **$337,500** Sold Date **29-Oct-21**

Distance **0.54km**

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

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