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	201B/2 DENNIS STREET 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	$270,000	&	$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$505,000	Property type	Unit	Suburb	Footscray
Period-from	01 Apr 2023	to	31 Mar 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
8/79 DROOP STREET FOOTSCRAY VIC 3011	$270,000	03-Jan-24
1204/240 BARKLY STREET FOOTSCRAY VIC 3011	$291,000	13-Sep-23
814/59 PAISLEY STREET FOOTSCRAY VIC 3011	$295,000	09-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: 29 April 2024

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8/79 DROOP STREET FOOTSCRAY VIC 3011

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Sold Price **$270,000** Sold Date **03-Jan-24**

Distance **0.51km**



1204/240 BARKLY STREET FOOTSCRAY VIC 3011

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Sold Price **$291,000** Sold Date **13-Sep-23**

Distance **0.25km**



814/59 PAISLEY STREET FOOTSCRAY VIC 3011

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Sold Price **$295,000** Sold Date **09-Jul-23**

Distance **0.38km**

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

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