

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

2/27 GORDON 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

\$728,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 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

12/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$525,000	16-May-23
5 KELSO LANE FOOTSCRAY VIC 3011	\$752,000	15-Apr-23
18/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$515,000	16-Feb-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: 18 March 2024


**12/6-10 ROSAMOND ROAD
FOOTSCRAY VIC 3011**
 2
  2
  1

 Sold Price **\$525,000** Sold Date **16-May-23**

 Distance **0.57km**

**5 KELSO LANE FOOTSCRAY VIC
3011**
 2
  2
  1

 Sold Price **\$752,000** Sold Date **15-Apr-23**

 Distance **0.58km**

**18/6-10 ROSAMOND ROAD
FOOTSCRAY VIC 3011**
 2
  2
  1

 Sold Price ^{RS} **\$515,000** Sold Date **16-Feb-24**

 Distance **0.56km**
RS = Recent sale

UN = Undisclosed Sale

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