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	411A/10 Droop 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	$290,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Footscray
Period-from	01 Feb 2020	to	31 Jan 2021	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
1/98 Nicholson Street Footscray VIC 3011	$275,000	29-Nov-19
506/240 Barkly Street Footscray VIC 3011	$295,000	16-Nov-20
511/240 Barkly Street Footscray VIC 3011	$306,000	20-Feb-20

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: 04 February 2021

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1/98 Nicholson Street Footscray VIC 3011

1 1 1

Sold Price **$275,000** Sold Date **29-Nov-19**

Distance **0.19km**



506/240 Barkly Street Footscray VIC 3011

1 1 1

Sold Price **$295,000** Sold Date **16-Nov-20**

Distance **0.24km**



511/240 Barkly Street Footscray VIC 3011

1 1 1

Sold Price **$306,000** Sold Date **20-Feb-20**

Distance **0.24km**



842/18 Albert Street Footscray VIC 3011

1 1 -

Sold Price **$270,000** Sold Date **14-Oct-19**

Distance **0.34km**



103/58 Moore Street Footscray VIC 3011

1 1 -

Sold Price **$318,000** Sold Date **17-Jan-20**

Distance **0.36km**



6/22 Pickett Street Footscray VIC 3011

1 1 1

Sold Price **$315,000** Sold Date **03-Jan-20**

Distance **0.39km**

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

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