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<br>Including suburb and postcode | 2/232 NICHOLSON 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 | $190,000 | & | $209,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $485,500 | Property type | Unit | Suburb | Footscray |
| Period-from | 01 Nov 2023 | to | 31 Oct 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 |
|---|---|---|
| 5/3 GORDON STREET FOOTSCRAY VIC 3011 | 245000 | 29-Jul-24 |
| 6/3 GORDON STREET FOOTSCRAY VIC 3011 | 225000 | 21-Aug-24 |
| 3/232 NICHOLSON STREET FOOTSCRAY VIC 3011 | 197500 | 16-Jul-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: 14 November 2024

OBrien Real Estate

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**5/3 GORDON STREET FOOTSCRAY VIC 3011**

1 1 1

Sold Price **245000** Sold Date **29-Jul-24**

Distance **1.91km**



**6/3 GORDON STREET FOOTSCRAY VIC 3011**

1 1 1

Sold Price RS **225000** Sold Date **21-Aug-24**

Distance **1.91km**



**3/232 NICHOLSON STREET FOOTSCRAY VIC 3011**

1 1 -

Sold Price **197500** Sold Date **16-Jul-24**

Distance **-**

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

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