

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

102/10 THREAD LANE 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2022

to

31 May 2023

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

3/75 DROOP STREET FOOTSCRAY VIC 3011	\$388,000	22-Dec-22
104/61 DROOP STREET FOOTSCRAY VIC 3011	\$400,000	18-Oct-22
604/240 BARKLY STREET FOOTSCRAY VIC 3011	\$400,000	12-Jan-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: 21 June 2023



3/75 DROOP STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

\$388,000

Sold Date **22-Dec-22**

Distance **0.61km**



104/61 DROOP STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

\$400,000

Sold Date **18-Oct-22**

Distance **0.71km**



604/240 BARKLY STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

Sold Date **12-Jan-23**

Distance **0.99km**



201/61 DROOP STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

\$395,000

Sold Date **26-May-22**

Distance **0.71km**



1/30 LA SCALA AVENUE MARIBYRNONG VIC 3032

 2  1  1

Sold Price

\$398,000

Sold Date **20-Jan-22**

Distance **1.19km**



8/30 LA SCALA AVENUE MARIBYRNONG VIC 3032

 2  1  1

Sold Price

^{RS} **\$380,000**

Sold Date **06-Jun-23**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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