

## 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

120/9 HEWITT AVENUE FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Footscray

Period-from

01 Jul 2023

to

30 Jun 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

2/20 BISHOP STREET KINGSVILLE VIC 3012	\$380,000	19-Mar-24
PICKETT STREET FOOTSCRAY VIC 3011	\$445,000	24-Apr-24
301/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$400,000	21-Mar-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 July 2024



**2/20 BISHOP STREET KINGSVILLE  
 VIC 3012**

Sold Price

**\$380,000**

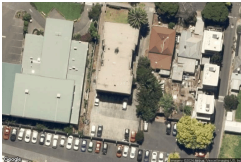
Sold Date

**19-Mar-24**

 1  1  1

Distance

**1.23km**



**3011 PICKETT STREET FOOTSCRAY VIC  
 3011**

Sold Price

**\$445,000**

Sold Date

**24-Apr-24**

 1  1  1

Distance

**1.26km**



**301/90 BUCKLEY STREET  
 FOOTSCRAY VIC 3011**

Sold Price

**\$400,000**

Sold Date

**21-Mar-24**

 1  1  1

Distance

**1.25km**

RS = Recent sale      UN = Undisclosed Sale

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