

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

6A KHARTOUM STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

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

Single Price

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Sep 2023

to

31 Aug 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

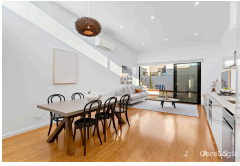
Date of sale

5/30 CLIVE STREET WEST FOOTSCRAY VIC 3012	\$745,000	29-Apr-24
11 NEWMAN DRIVE FOOTSCRAY VIC 3011	\$740,000	10-Feb-24
1/219 ESSEX STREET WEST FOOTSCRAY VIC 3012	\$750,000	14-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: 06 September 2024



5/30 CLIVE STREET WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price

^{RS}

\$745,000

Sold Date **29-Apr-24**

Distance **0.87km**



11 NEWMAN DRIVE FOOTSCRAY VIC 3011

2 1 -

Sold Price

\$740,000

Sold Date **10-Feb-24**

Distance **1.08km**



1/219 ESSEX STREET WEST FOOTSCRAY VIC 3012

2 2 1

Sold Price

\$750,000

Sold Date **14-Feb-24**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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