

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

7/95-97 SUMMERHILL ROAD 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

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

8/16 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$260,000	02-Aug-24
9/32 EMPIRE STREET FOOTSCRAY VIC 3011	\$265,000	06-Sep-24
29/132 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$265,000	28-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: 30 September 2024



**8/16 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

1 1 -

Sold Price

^{RS}

\$260,000

Sold Date **02-Aug-24**

Distance

1.1km



**9/32 EMPIRE STREET FOOTSCRAY
VIC 3011**

1 1 1

Sold Price

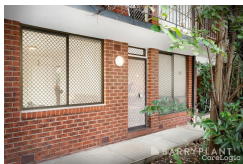
^{RS}

\$265,000

Sold Date **06-Sep-24**

Distance

1.11km



**29/132 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

1 1 1

Sold Price

\$265,000

Sold Date **28-Jul-24**

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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