

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

11/13 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 2025

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

10/13 NICHOLSON STREET FOOTSCRAY VIC 3011	\$535,000	13-Sep-24
20 GREENHAM PLACE FOOTSCRAY VIC 3011	\$480,000	06-Dec-24
211/250 BARKLY STREET FOOTSCRAY VIC 3011	\$510,000	29-Dec-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.~~

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**10/13 NICHOLSON STREET
FOOTSCRAY VIC 3011**

3 1 1

Sold Price **\$535,000** Sold Date **13-Sep-24**

Distance **0km**



**20 GREENHAM PLACE
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$480,000** Sold Date **06-Dec-24**

Distance **0.55km**



**211/250 BARKLY STREET
FOOTSCRAY VIC 3011**

2 1 -

Sold Price **\$510,000** Sold Date **29-Dec-24**

Distance **0.59km**

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

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