

## 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

21/99-109 CRESWICK STREET FOOTSCRAY VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$220,000

&

\$240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 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

8/48 KINGSVILLE STREET KINGSVILLE VIC 3012

\$220,000

09-Nov-24

9/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012

\$228,000

26-Oct-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: 19 March 2025



**8/48 KINGSVILLE STREET  
KINGSVILLE VIC 3012**

1 1 1

Sold Price

**\$220,000**

Sold Date **09-Nov-24**

Distance

**1.75km**



**9/43-45 CHURCH STREET WEST  
FOOTSCRAY VIC 3012**

1 1 -

Sold Price

**\$228,000**

Sold Date **26-Oct-24**

Distance

**1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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