

## 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

401/205 BALLARAT ROAD 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 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

|  |           |           |
|--|-----------|-----------|
| 1035/18 ALBERT STREET FOOTSCRAY VIC 3011     | \$470,000 | 08-May-24 |
| 927/18 ALBERT STREET FOOTSCRAY VIC 3011      | \$483,000 | 20-Apr-24 |
| 105/26 BEAUREPAIRE PARADE FOOTSCRAY VIC 3011 | \$465,000 | 15-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: 21 August 2024

**1035/18 ALBERT STREET  
FOOTSCRAY VIC 3011**

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Sold Price **\$470,000** Sold Date **08-May-24**Distance **1.35km****927/18 ALBERT STREET  
FOOTSCRAY VIC 3011**

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Sold Price <sup>RS</sup> **\$483,000** Sold Date **20-Apr-24**Distance **1.35km****105/26 BEAUREPAIRE PARADE  
FOOTSCRAY VIC 3011**

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Sold Price **\$465,000** Sold Date **15-Mar-24**Distance **1.06km****RS** = Recent sale**UN** = Undisclosed Sale

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