

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

719/188 Ballarat 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

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/155 Gordon Street Footscray VIC 3011	\$562,000	27-Apr-21
10/53 Whitehall Street Footscray VIC 3011	\$570,000	07-Jul-21
421/1 Moreland Street Footscray VIC 3011	\$600,000	26-Jun-21

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 October 2021



2/155 Gordon Street Footscray VIC 3011

Sold Price

\$562,000

Sold Date

27-Apr-21

2

1

1

Distance

0.61km



10/53 Whitehall Street Footscray VIC 3011

Sold Price

\$570,000

Sold Date

07-Jul-21

2

1

1

Distance

1.93km



421/1 Moreland Street Footscray VIC 3011

Sold Price

\$600,000

Sold Date

26-Jun-21

2

2

1

Distance

1.92km

RS = Recent sale

UN = Undisclosed Sale

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