

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

7/274 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

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 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

3/2 ARTHUR STREET FOOTSCRAY VIC 3011	\$640,000	01-Oct-24
1/85 BALLARAT ROAD MAIDSTONE VIC 3012	\$520,000	27-Jun-24
3/17 OWEN STREET FOOTSCRAY VIC 3011	\$655,000	01-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: 05 December 2024



**3/2 ARTHUR STREET FOOTSCRAY
VIC 3011**

2 2 1

Sold Price ^{RS} **\$640,000** Sold Date **01-Oct-24**

Distance **0.57km**



**1/85 BALLARAT ROAD
MAIDSTONE VIC 3012**

2 1 1

Sold Price **\$520,000** Sold Date **27-Jun-24**

Distance **0.59km**



**3/17 OWEN STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price **\$655,000** Sold Date **01-Oct-24**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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