

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

1509D/4 TANNERY WALK 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2022

to

30 Jun 2023

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

609D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$440,000	26-Oct-21
1204D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$480,000	26-Oct-21
1310D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$478,000	09-Nov-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: 24 July 2023

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609D/4 TANNERY WALK FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$440,000** Sold Date **26-Oct-21**

Distance **0km**



1204D/4 TANNERY WALK FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$480,000** Sold Date **26-Oct-21**

Distance **0km**



1310D/4 TANNERY WALK FOOTSCRAY VIC 3011

 2  2  1

Sold Price **\$478,000** Sold Date **09-Nov-21**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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