

## 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

401/205-207 Ballarat Road, Footscray

### 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

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2020

to

28 Feb 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

201/334 Gordon Street Maribyrnong VIC 3032	\$440,000	18-Jan-21
629/18 Albert Street Footscray VIC 3011	\$446,880	25-Nov-20
838/18 Albert Street Footscray VIC 3011	\$470,000	10-Nov-20

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: 29 March 2021

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**201/334 Gordon Street  
Maribyrnong VIC 3032**

2 2 1

Sold Price

**\$440,000**

Sold Date

**18-Jan-21**

Distance

**0.93km**



**629/18 Albert Street Footscray VIC  
3011**

2 2 1

Sold Price

**\$446,880**

Sold Date

**25-Nov-20**

Distance

**1.35km**



**838/18 Albert Street Footscray VIC  
3011**

2 2 1

Sold Price

**\$470,000**

Sold Date

**10-Nov-20**

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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