

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

1503D/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

or range
between

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 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

608D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$613,500	04-Jul-24
1208C/2 TANNERY WALK FOOTSCRAY VIC 3011	\$600,000	07-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: 03 October 2024



**608D/4 TANNERY WALK
FOOTSCRAY VIC 3011**

3 2 -

Sold Price **\$613,500** Sold Date **04-Jul-24**

Distance **0km**



**1208C/2 TANNERY WALK
FOOTSCRAY VIC 3011**

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Sold Price **\$600,000** Sold Date **07-Mar-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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