

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

9/6-10 Rosamond 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2020

to

31 Jul 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

14/6-10 Rosamond Road Footscray VIC 3011	\$557,000	22-May-21
5/26 Park Street Footscray VIC 3011	\$590,000	01-May-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: 12 August 2021

Nathan Smith

M 0400 843 331

E nathans@williamstown.rh.com.au



14/6-10 Rosamond Road Footscray VIC 3011

Sold Price

\$557,000

Sold Date

22-May-21

2

2

1

Distance

0.03km



5/26 Park Street Footscray VIC 3011

Sold Price

\$590,000

Sold Date

01-May-21

2

2

1

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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