

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

1911/1 WARDE STREET 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

\$865,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 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

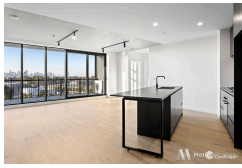
Date of sale

508/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$950,000	18-Jul-23
20/1 SALTRIVER PLACE FOOTSCRAY VIC 3011	\$947,000	01-Apr-23
401/21 MORELAND STREET FOOTSCRAY VIC 3011	\$1,090,500	18-Jan-23

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: 07/02/2024



**508/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$950,000

Sold Date

18-Jul-23



3



2



2

Distance

0.25km



**20/1 SALTRIVER PLACE
FOOTSCRAY VIC 3011**

Sold Price

\$947,000

Sold Date

01-Apr-23



3



3



2

Distance

0.35km



**401/21 MORELAND STREET
FOOTSCRAY VIC 3011**

Sold Price

\$1,090,500

Sold Date

18-Jan-23



4



2



2

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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