

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

1206C/2 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

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

703E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$600,000	21-Jun-23
1203E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$626,000	05-Jun-23
1003E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$620,000	10-Nov-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: 31 October 2024



**703E/6 TANNERY WALK
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$600,000** Sold Date **21-Jun-23**

Distance **0km**



**1203E/6 TANNERY WALK
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$626,000** Sold Date **05-Jun-23**

Distance **0km**



**1003E/6 TANNERY WALK
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$620,000** Sold Date **10-Nov-23**

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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