

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

1101/1 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

\$450,000

&

\$480,000

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

308/1 WARDE STREET FOOTSCRAY VIC 3011	\$551,137	26-Jun-23
1504/1 WARDE STREET FOOTSCRAY VIC 3011	\$544,000	08-Jun-23
1816/1 WARDE STREET FOOTSCRAY VIC 3011	\$553,000	28-Jul-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: 2 October 2024

**308/1 WARDE STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$551,137** Sold Date **26-Jun-23**Distance **0km****1504/1 WARDE STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$544,000** Sold Date **08-Jun-23**Distance **0km****1816/1 WARDE STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$553,000** Sold Date **28-Jul-23**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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