

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

272 BALLARAT 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

or range
between

\$1,320,000

&

\$1,370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Commercial

Suburb

Footscray

Period-from

01 Jul 2022

to

30 Jun 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

30 KELLAWAY STREET MARIBYRNONG VIC 3032

\$1,500,000

22-Apr-23

84 ROSAMOND ROAD MARIBYRNONG VIC 3032

\$1,355,000

27-May-23

36 GEELONG ROAD FOOTSCRAY VIC 3011

\$1,500,000

16-Feb-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: 26 July 2023



**30 KELLAWAY STREET
MARIBYRNONG VIC 3032**

3 1 3

Sold Price ^{RS} **\$1,500,000** Sold Date **22-Apr-23**

Distance **0.77km**

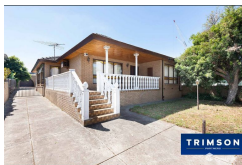


**84 ROSAMOND ROAD
MARIBYRNONG VIC 3032**

3 2 3

Sold Price ^{RS} **\$1,355,000** Sold Date **27-May-23**

Distance **0.77km**



**36 GEELONG ROAD FOOTSCRAY
VIC 3011**

4 2 4

Sold Price **\$1,500,000** Sold Date **16-Feb-23**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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