

## 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

Brand new oversized 1 bedroom apartment  
with a car park FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$456,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2022

to

30 Nov 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

602/94 BUCKLEY STREET FOOTSCRAY VIC 3011	\$465,000	27-Oct-22
505/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$462,121	01-Jul-22
1117/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$476,968	05-Dec-22

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 December 2023



**602/94 BUCKLEY STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$465,000** Sold Date **27-Oct-22**

Distance **1.5km**



**505/188 BALLARAT ROAD  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$462,121** Sold Date **01-Jul-22**

Distance **1.89km**



**1117/188 BALLARAT ROAD  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$476,968** Sold Date **05-Dec-22**

Distance **1.89km**

RS = Recent sale      UN = Undisclosed Sale

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