

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

2111/1 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 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

801/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$575,000	30-Apr-24
703/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$585,000	23-May-24
2009/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$500,000	31-Jul-24

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: 27 August 2024



801/5 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$575,000** Sold Date **30-Apr-24**

 2  2  1

Distance **0.14km**



703/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$585,000** Sold Date **23-May-24**

 2  2  1

Distance **0.25km**



2009/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011 Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **31-Jul-24**

 2  2  1

Distance **0.14km**

RS = Recent sale **UN** = Undisclosed Sale

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