

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

9/204 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

\$400,000

&

\$440,000

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

3/33 GORDON STREET FOOTSCRAY VIC 3011	\$440,000	14-Apr-24
15/155 GORDON STREET FOOTSCRAY VIC 3011	\$435,000	07-Mar-24
11/275-279 BALLARAT ROAD FOOTSCRAY VIC 3011	\$420,000	19-Mar-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: 29 August 2024



**3/33 GORDON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$440,000** Sold Date **14-Apr-24**

Distance **0.1km**



**15/155 GORDON STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$435,000** Sold Date **07-Mar-24**

Distance **0.69km**



**11/275-279 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$420,000** Sold Date **19-Mar-24**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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