

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

702D/4 TANNERY WALK 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2024

to

31 Jan 2025

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

1302D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$550,000	08-Nov-24
1503D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$589,000	01-Nov-24
403C/1A WHITEHALL STREET FOOTSCRAY VIC 3011	\$520,000	01-Nov-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: 18 February 2025

**1302D/4 TANNERY WALK
FOOTSCRAY VIC 3011**

3 2 1

Sold Price

RS

\$550,000Sold Date **08-Nov-24**

Distance

0km**1503D/4 TANNERY WALK
FOOTSCRAY VIC 3011**

3 2 1

Sold Price

\$589,000Sold Date **01-Nov-24**

Distance

0km**403C/1A WHITEHALL STREET
FOOTSCRAY VIC 3011**

3 2 1

Sold Price

\$520,000Sold Date **01-Nov-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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