

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

513/188 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2021

to

31 Jul 2022

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

1017/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$472,632	20-May-22
15 MAVIS STREET FOOTSCRAY VIC 3011	\$537,000	20-Apr-22
1A GOVAN COURT FOOTSCRAY VIC 3011	\$495,000	27-May-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: 02 August 2022

**1017/188 BALLARAT ROAD
FOOTSCRAY VIC 3011**

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Sold Price

\$472,632Sold Date **20-May-22**

Distance

0km**15 MAVIS STREET FOOTSCRAY VIC
3011**

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Sold Price

\$537,000Sold Date **20-Apr-22**

Distance

0.3km**1A GOVAN COURT FOOTSCRAY
VIC 3011**

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Sold Price

\$495,000Sold Date **27-May-22**

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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