

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

514/1 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

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Other

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 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

406C/1A WHITEHALL STREET FOOTSCRAY VIC 3011	\$442,500	06-May-24
410/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$415,000	19-Mar-24
709/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$397,500	26-Apr-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: 16 December 2024

**406C/1A WHITEHALL STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$442,500** Sold Date **06-May-24**Distance **0.07km****410/5 JOSEPH ROAD FOOTSCRAY
VIC 3011**

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Sold Price **\$415,000** Sold Date **19-Mar-24**Distance **0.18km****709/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

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Sold Price **\$397,500** Sold Date **26-Apr-24**Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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