

## 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

304/205 BALLARAT ROAD FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$475,000

### 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

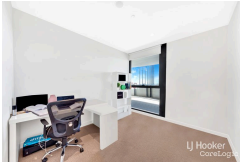
Date of sale

|   |           |           |
|---|-----------|-----------|
| 513/188 BALLARAT ROAD FOOTSCRAY VIC 3011    | \$450,000 | 14-Mar-24 |
| 3/99-103 SUMMERHILL ROAD FOOTSCRAY VIC 3011 | \$450,000 | 12-Apr-24 |
| 4/294 NICHOLSON STREET SEDDON VIC 3011      | \$462,500 | 22-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: 28 August 2024



**513/188 BALLARAT ROAD  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$450,000** Sold Date **14-Mar-24**

Distance **0.15km**



**3/99-103 SUMMERHILL ROAD  
FOOTSCRAY VIC 3011**

2 1 -

Sold Price Sold Date **12-Apr-24**

Distance **0.7km**



**4/294 NICHOLSON STREET  
SEDDON VIC 3011**

2 1 1

Sold Price **\$462,500** Sold Date **22-Apr-24**

Distance **2.07km**

RS = Recent sale

UN = Undisclosed Sale

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