

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

8/6-10 ROSAMOND 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 May 2022

to

30 Apr 2023

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

4/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$525,000	18-Feb-23
12/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$525,000	20-Apr-23
27 CIRQUE DRIVE FOOTSCRAY VIC 3011	\$520,000	30-Jul-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: 26 May 2023



4/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011

 2  1  1

Sold Price

\$525,000

Sold Date

18-Feb-23

Distance

0.02km



12/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

^{RS}**\$525,000**

Sold Date

20-Apr-23

Distance

0.03km



27 CIRQUE DRIVE FOOTSCRAY VIC 3011

 2  1  1

Sold Price

\$520,000

Sold Date

30-Jul-22

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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