

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

7/6-10 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

\$519,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2020

to

30 Nov 2021

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

9/6-10 Rosamond Road Footscray VIC 3011	\$525,000	18-Aug-21
14/6-10 Rosamond Road Footscray VIC 3011	\$557,000	22-May-21
506/45 Edgewater Boulevard Maribyrnong VIC 3032	\$525,000	14-Oct-21

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: 07 December 2021



9/6-10 Rosamond Road Footscray VIC 3011

2 2 1

Sold Price

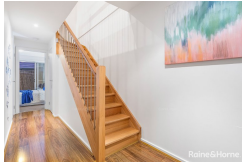
\$525,000

Sold Date

18-Aug-21

Distance

0.02km



14/6-10 Rosamond Road Footscray VIC 3011

2 2 1

Sold Price

\$557,000

Sold Date

22-May-21

Distance

0.04km



506/45 Edgewater Boulevard Maribyrnong VIC 3032

2 2 1

Sold Price

\$525,000

Sold Date

14-Oct-21

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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