

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

205/205-207 Ballarat Road, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between **\$475,000** & **\$510,000**

Median sale price

Median price **\$471,000**

Property Type **Unit**

Suburb **Footscray**

Period - From **01/10/2020**

to **31/12/2020**

Source **REIV**

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 six 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
1	909/188 Ballarat Rd FOOTSCRAY 3011	\$549,814	02/12/2020
2	1013/188 Ballarat Rd FOOTSCRAY 3011	\$492,924	19/10/2020
3	10/44 Everard St FOOTSCRAY 3011	\$480,000	24/07/2020

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 six months.~~

This Statement of Information was prepared on:

24/01/2021 10:07

205/205-207 Ballarat Road, Footscray Vic 3011



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$475,000 - \$510,000

Median Unit Price

December quarter 2020: \$471,000

Comparable Properties

909/188 Ballarat Rd FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$549,814

Method: Sale

Date: 02/12/2020

Property Type: Strata Unit/Flat

Land Size: 2531 sqm approx

1013/188 Ballarat Rd FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$492,924

Method: Sale

Date: 19/10/2020

Property Type: Strata Unit/Flat

Land Size: 2531 sqm approx

10/44 Everard St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 24/07/2020

Property Type: Strata Unit/Flat



Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.