

## 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

515/188 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

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$963,750

Property type

Other

Suburb

Footscray

Period-from

01 Jan 2024

to

31 Dec 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
6/7 GORDON STREET FOOTSCRAY VIC 3011	\$450,000	20-Feb-24
20/44 EVERARD STREET FOOTSCRAY VIC 3011	\$523,000	28-Aug-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.~~

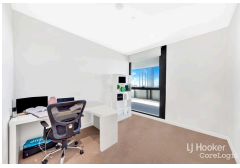
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## 513/188 BALLARAT ROAD FOOTSCRAY VIC 3011

2 1 1

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

Distance **0.01km**



## 6/7 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price Sold Date **20-Feb-24**

Distance **0.35km**



## 20/44 EVERARD STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$523,000** Sold Date **28-Aug-24**

Distance **0.75km**



## 27/44 EVERARD STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$510,000** Sold Date **17-May-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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