

## 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

1306C/2 TANNERY WALK 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

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2023

to

31 Oct 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

703/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$585,000	23-May-24
19/41 MORELAND STREET FOOTSCRAY VIC 3011	\$597,000	08-Aug-24
1008/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$570,000	22-May-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: 19 November 2024



**703/2 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$585,000** Sold Date **23-May-24**

 2  2  1

Distance **0.31km**



**19/41 MORELAND STREET FOOTSCRAY VIC 3011** Sold Price **\$597,000** Sold Date **08-Aug-24**

 2  2  1

Distance **0.28km**



**1008/188 BALLARAT ROAD FOOTSCRAY VIC 3011** Sold Price **\$570,000** Sold Date **22-May-24**

 2  2  1

Distance **1.71km**

RS = Recent sale      UN = Undisclosed Sale

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