

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

19/204 Ballarat 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2020

to

31 May 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

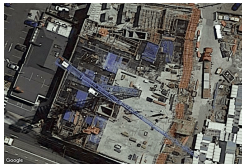
Date of sale

301/188 Ballarat Road Footscray VIC 3011	\$378,421	01-Oct-20
8/9 Gordon Street Footscray VIC 3011	\$375,800	11-May-20
11/29 Eldridge Street Footscray VIC 3011	\$377,500	04-Mar-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: 21 June 2021



301/188 Ballarat Road Footscray VIC 3011

1 1 -

Sold Price

\$378,421

Sold Date **01-Oct-20**

Distance **0.18km**



8/9 Gordon Street Footscray VIC 3011

2 1 1

Sold Price

\$375,800

Sold Date **11-May-20**

Distance **0.25km**



11/29 Eldridge Street Footscray VIC 3011

1 1 1

Sold Price

\$377,500

Sold Date **04-Mar-21**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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