

## 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

1101/1 WARDE STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$485,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 2023

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

308/1 WARDE STREET FOOTSCRAY VIC 3011	\$551,137	26-Jun-23
1504/1 WARDE STREET FOOTSCRAY VIC 3011	\$544,000	08-Jun-23
1816/1 WARDE STREET FOOTSCRAY VIC 3011	\$553,000	28-Jul-23

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: 13/11/2023



### 308/1 WARDE STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price

**\$551,137**

Sold Date **26-Jun-23**

Distance

**0km**



### 1504/1 WARDE STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price

**\$544,000**

Sold Date **08-Jun-23**

Distance

**0km**



### 1816/1 WARDE STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price

**\$553,000**

Sold Date **28-Jul-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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