

## 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

1114/1 WARDE STREET 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

\$435,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2024

to

31 Jan 2025

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

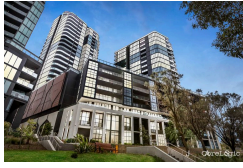
Date of sale

203/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$400,000	08-Nov-24
1404/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$410,000	16-Jan-25
7/41 MORELAND STREET FOOTSCRAY VIC 3011	\$442,000	12-Nov-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: 06 February 2025

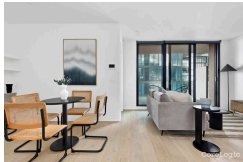
**203/6 JOSEPH ROAD FOOTSCRAY  
VIC 3011**

Sold Price

RS

**\$400,000**Sold Date **08-Nov-24**

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Distance **0.24km****1404/4 JOSEPH ROAD  
FOOTSCRAY VIC 3011**

Sold Price

RS

**\$410,000**Sold Date **16-Jan-25**

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Distance **0.25km****7/41 MORELAND STREET  
FOOTSCRAY VIC 3011**

Sold Price

**\$442,000**Sold Date **12-Nov-24**

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Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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