

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

1104D/4 TANNERY WALK 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

\$450,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

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

102/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$465,000	02-Nov-24
1009/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$450,000	04-Oct-24
807/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$480,000	25-Jul-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: 21 January 2025



**102/90 BUCKLEY STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$465,000** Sold Date **02-Nov-24**

Distance **1.17km**



**1009/5 JOSEPH ROAD
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$450,000** Sold Date **04-Oct-24**

Distance **0.13km**



**807/4 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 2  2  1

Sold Price **\$480,000** Sold Date **25-Jul-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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