

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

2206/1 WARDE STREET 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

\$785,000

&

\$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 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

308/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$840,000	26-Sep-24
408/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$880,000	25-Sep-24
6/7 COWARD STREET FOOTSCRAY VIC 3011	\$888,000	05-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 March 2025



308/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$840,000** Sold Date **26-Sep-24**

3 2 -

Distance **0.22km**



408/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$880,000** Sold Date **25-Sep-24**

3 2 2

Distance **0.22km**



6/7 COWARD STREET FOOTSCRAY VIC 3011

Sold Price **\$888,000** Sold Date **05-Nov-24**

3 3 1

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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