

## 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

304/205 BALLARAT ROAD 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

\$450,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

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

401/205 BALLARAT ROAD FOOTSCRAY VIC 3011	\$450,000	11-Sep-24
G01/20 ARTHUR STREET FOOTSCRAY VIC 3011	\$460,000	26-Nov-24
102/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$465,000	02-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: 28 February 2025



**401/205 BALLARAT ROAD  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$450,000** Sold Date **11-Sep-24**

Distance **0km**



**601/20 ARTHUR STREET  
FOOTSCRAY VIC 3011**

2 2 -

Sold Price **\$460,000** Sold Date **26-Nov-24**

Distance **0.13km**



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

2 2 1

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

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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