

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

206/205 Ballarat Road 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

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,750

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2021

to

31 Jan 2022

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

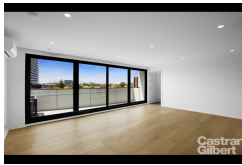
Date of sale

401/205 Ballarat Road Footscray VIC 3011	\$510,000	18-Oct-21
103/205 Ballarat Road Footscray VIC 3011	\$520,000	02-Sep-21
205/205 Ballarat Road Footscray VIC 3011	\$532,000	22-Sep-21

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: 01 February 2022



401/205 Ballarat Road Footscray VIC 3011

Sold Price

\$510,000

Sold Date

18-Oct-21

2



2



1

Distance

-



103/205 Ballarat Road Footscray VIC 3011

Sold Price

\$520,000

Sold Date

02-Sep-21

2



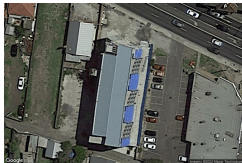
2



1

Distance

-



205/205 Ballarat Road Footscray VIC 3011

Sold Price

\$532,000

Sold Date

22-Sep-21

2



2



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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