

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

1/23 EMPIRE 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

\$550,000

&

\$600,000

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

1302D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$550,000	08-Nov-24
19 CIRQUE DRIVE FOOTSCRAY VIC 3011	\$636,000	28-Jul-24
18 TITCH STREET FOOTSCRAY VIC 3011	\$527,000	-

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: 24 January 2025



**1302D/4 TANNERY WALK
 FOOTSCRAY VIC 3011**

3 2 1

Sold Price ^{RS} **\$550,000** Sold Date **08-Nov-24**

Distance **1.89km**



**19 CIRQUE DRIVE FOOTSCRAY VIC
 3011**

3 2 1

Sold Price **\$636,000** Sold Date **28-Jul-24**

Distance **1.22km**



**18 TITCH STREET FOOTSCRAY VIC
 3011**

3 2 1

Sold Price **\$527,000** Sold Date **-**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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