

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

1114/1 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

\$425,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

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

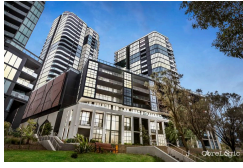
Date of sale

203/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$400,000	08-Nov-24
1404/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$410,000	16-Jan-25
7/41 MORELAND STREET FOOTSCRAY VIC 3011	\$442,000	12-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 February 2025

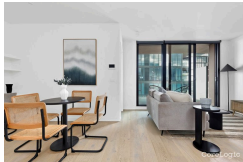
**203/6 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

RS

\$400,000Sold Date **08-Nov-24**

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Distance **0.24km****1404/4 JOSEPH ROAD
FOOTSCRAY VIC 3011**

Sold Price

RS

\$410,000Sold Date **16-Jan-25**

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Distance **0.25km****7/41 MORELAND STREET
FOOTSCRAY VIC 3011**

Sold Price

\$442,000Sold Date **12-Nov-24**

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Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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