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Statement of Information

Prepared on 10th February 2023



15/117 Ballarat Rd, Footscary VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

15/117 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

\$190,000

&

\$200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/16 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$215,000	11-Apr-22
12/99-109 CRESWICK STREET FOOTSCRAY VIC 3011	\$193,000	09-Nov-21
13/30 PICKETT STREET FOOTSCRAY VIC 3011	\$195,000	18-Dec-22

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.~~

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2/16 ELDRIDGE STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$215,000** Sold Date **11-Apr-22**

Distance **0.44km**



12/99-109 CRESWICK STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price **\$193,000** Sold Date **09-Nov-21**

Distance **0.63km**



13/30 PICKETT STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price **\$195,000** Sold Date **18-Dec-22**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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