

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

1005/59 PAISLEY 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 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

2111/1 WARDE STREET FOOTSCRAY VIC 3011

\$435,000

29-Nov-24

910/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

\$440,000

20-Aug-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: 05 May 2025

**2111/1 WARDE STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$435,000** Sold Date **29-Nov-24**Distance **0.9km****910/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$440,000** Sold Date **20-Aug-24**Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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