

Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

188 BALLARAT ROAD, FOOTSCRAY, VIC 3011

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$575,000

&

\$620,000

Median sale price

Median price

\$439,087

Property Type

Unit

Suburb

FOOTSCRAY

Period - From

14/07/22

to

14/07/23

Source

CORELOGIC RPDATA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
509/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$510,000	25/03/23
12/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$525,000	16/05/23
101/61 DROOP STREET FOOTSCRAY VIC 3011	\$500,000	3/06/23

This Statement of Information was prepared on:

14/07/2023