

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

1208C/2 TANNERY WALK 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2023

to

31 Dec 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

1102C/2 TANNERY WALK FOOTSCRAY VIC 3011	\$719,311	24-Feb-23
607D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$590,000	10-Mar-23
1309E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$630,000	05-May-23

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 2024

**1102C/2 TANNERY WALK
FOOTSCRAY VIC 3011**

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Sold Price **\$719,311** Sold Date **24-Feb-23**Distance **0km****607D/4 TANNERY WALK
FOOTSCRAY VIC 3011**

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Sold Price **\$590,000** Sold Date **10-Mar-23**Distance **0km****1309E/6 TANNERY WALK
FOOTSCRAY VIC 3011**

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Sold Price **\$630,000** Sold Date **05-May-23**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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