

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

1401C/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

\$698,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

1009/1 JOSEPH ROAD FOOTSCRAY VIC 3011	\$661,000	30-May-25
802/1 MORELAND STREET FOOTSCRAY VIC 3011	\$690,000	03-Jun-25
206/1 MORELAND STREET FOOTSCRAY VIC 3011	\$665,000	12-Jun-25

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: 23 October 2025

Patricia Destito
P 03 9696 8869
M 03 9696 8869
E trishd@melcorp.com.au



1009/1 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$661,000** Sold Date **30-May-25**
Distance **0.13km**

2 2 1



802/1 MORELAND STREET FOOTSCRAY VIC 3011 Sold Price **\$690,000** Sold Date **03-Jun-25**
Distance **0.17km**

2 2 2



206/1 MORELAND STREET FOOTSCRAY VIC 3011 Sold Price **\$665,000** Sold Date **12-Jun-25**
Distance **0.17km**

2 2 2

RS = Recent sale UN = Undisclosed Sale

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