

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

2112/1 WARDE 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

\$445,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 2024

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

2002/1 WARDE STREET FOOTSCRAY VIC 3011	\$595,000	10-Jul-24
7/41 MORELAND STREET FOOTSCRAY VIC 3011	\$442,000	13-Nov-24
203/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$400,000	08-Nov-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.~~

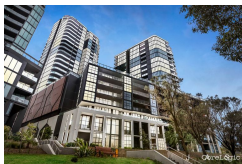
This Statement of Information was prepared on: 04 December 2024

**2002/1 WARDE STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$595,000** Sold Date **10-Jul-24**Distance **0km****7/41 MORELAND STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price ^{RS} **\$442,000** Sold Date **13-Nov-24**Distance **0.35km****203/6 JOSEPH ROAD FOOTSCRAY
VIC 3011**

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Sold Price ^{RS} **\$400,000** Sold Date **08-Nov-24**Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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