

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

4/275-279 BALLARAT ROAD 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2023

to

31 Oct 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

3/17 OWEN STREET FOOTSCRAY VIC 3011	\$655,000	04-Oct-24
4/50 RALEIGH STREET FOOTSCRAY VIC 3011	\$630,000	18-May-24
8/38 GEELONG ROAD FOOTSCRAY VIC 3011	\$710,000	29-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: 9 December 2024

**3/17 OWEN STREET FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

^{RS} **\$655,000** Sold Date **04-Oct-24**Distance **0.57km****4/50 RALEIGH STREET
FOOTSCRAY VIC 3011**

2 1 2

Sold Price

\$630,000 Sold Date **18-May-24**Distance **1.6km****8/38 GEELONG ROAD FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

^{RS} **\$710,000** Sold Date **29-Aug-24**Distance **1.21km****RS** = Recent sale**UN** = Undisclosed Sale

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