

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

515/188 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$963,750

Property type

Other

Suburb

Footscray

Period-from

01 Jan 2024

to

31 Dec 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

513/188 BALLARAT ROAD FOOTSCRAY VIC 3011

\$450,000

14-Mar-24

6/7 GORDON STREET FOOTSCRAY VIC 3011

\$450,000

20-Feb-24

20/44 EVERARD STREET FOOTSCRAY VIC 3011

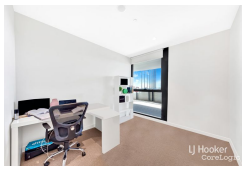
\$523,000

28-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: 16 January 2025



513/188 BALLARAT ROAD FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$450,000** Sold Date **14-Mar-24**

Distance **0.01km**



6/7 GORDON STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price Sold Date **20-Feb-24**

Distance **0.35km**



20/44 EVERARD STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$523,000** Sold Date **28-Aug-24**

Distance **0.75km**



27/44 EVERARD STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$510,000** Sold Date **17-May-24**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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