

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

810/59 PAISLEY 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

503/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$300,000	05-Oct-24
108/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$290,000	31-Oct-24
204/33 RYAN STREET FOOTSCRAY VIC 3011	\$285,000	28-Feb-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: 31 March 2025

**503/188 BALLARAT ROAD
FOOTSCRAY VIC 3011**

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Sold Price **\$300,000** Sold Date **05-Oct-24**Distance **1.26km****108/55 HOPKINS STREET
FOOTSCRAY VIC 3011**

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Sold Price **\$290,000** Sold Date **31-Oct-24**Distance **0.69km****204/33 RYAN STREET
FOOTSCRAY VIC 3011**

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Sold Price ^{RS} **\$285,000** Sold Date **28-Feb-25**Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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