

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

Brand new oversized 1 bedroom apartment
with a car park 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

\$456,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2022

to

30 Nov 2023

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

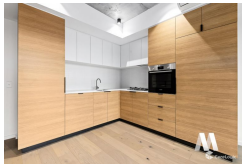
Date of sale

602/94 BUCKLEY STREET FOOTSCRAY VIC 3011	\$465,000	27-Oct-22
505/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$462,121	01-Jul-22
1117/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$476,968	05-Dec-22

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: 12 December 2023



**602/94 BUCKLEY STREET
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$465,000** Sold Date **27-Oct-22**

Distance **1.5km**



**505/188 BALLARAT ROAD
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$462,121** Sold Date **01-Jul-22**

Distance **1.89km**



**1117/188 BALLARAT ROAD
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$476,968** Sold Date **05-Dec-22**

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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