

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

1502E/6 TANNERY WALK 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 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

801/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$575,000	30-Apr-24
1005/94 BUCKLEY STREET FOOTSCRAY VIC 3011	\$585,000	26-May-24
1008/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$570,000	22-May-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: 30 October 2024



801/5 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$575,000

Sold Date **30-Apr-24**

 2  2  1

Distance **0.13km**



1005/94 BUCKLEY STREET FOOTSCRAY VIC 3011

Sold Price

\$585,000

Sold Date **26-May-24**

 2  1  1

Distance **1.21km**



1008/188 BALLARAT ROAD FOOTSCRAY VIC 3011

Sold Price

\$570,000

Sold Date **22-May-24**

 2  2  1

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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