

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

304/205 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

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,850

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

5/248 GORDON STREET FOOTSCRAY VIC 3011	\$460,000	07-Oct-23
1/78 DROOP STREET FOOTSCRAY VIC 3011	\$455,000	18-Oct-23
7/59 DROOP STREET FOOTSCRAY VIC 3011	\$460,000	15-Dec-23

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: 19 December 2023



5/248 GORDON STREET FOOTSCRAY VIC 3011

2 1 -

Sold Price

^{RS} **\$460,000**

Sold Date **07-Oct-23**

Distance **0.65km**



1/78 DROOP STREET FOOTSCRAY VIC 3011

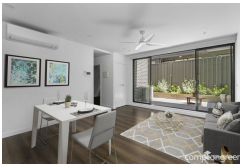
2 1 -

Sold Price

^{RS} **\$455,000**

Sold Date **18-Oct-23**

Distance **0.76km**



7/59 DROOP STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price

^{RS} **\$460,000** ^{UN}

Sold Date **15-Dec-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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