

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

1706D/4 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

\$490,000

&

\$535,000

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

1710/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$530,000	12-Jul-23
612/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$530,000	14-Jul-23
809/1 MORELAND STREET FOOTSCRAY VIC 3011	\$520,000	25-Sep-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: 06 December 2023



**1710/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$530,000** Sold Date **12-Jul-23**

Distance **0.1km**



**612/4 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 2  2  1

Sold Price Sold Date **14-Jul-23**

Distance **0.27km**



**809/1 MORELAND STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$520,000** Sold Date **25-Sep-23**

Distance **0.17km**



**1111/4 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 2  2  1

Sold Price Sold Date **06-May-23**

Distance **0.27km**



**11 CIRQUE DRIVE FOOTSCRAY VIC
3011**

 2  1  1

Sold Price **\$525,000** Sold Date **07-Aug-23**

Distance **0.94km**



**303/277-287 BARKLY STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price ^{RS} **\$532,000** Sold Date **19-Oct-23**

Distance **1.1km**

RS = Recent sale UN = Undisclosed Sale

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