

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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2023

to

30 Jun 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

809/1 MORELAND STREET FOOTSCRAY VIC 3011	\$520,000	25-Sep-23
1301/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$530,000	13-Mar-24
15/49 NAPIER STREET FOOTSCRAY VIC 3011	\$510,000	24-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: 26 July 2024



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

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

Distance **0.17km**



**1301/5 JOSEPH ROAD FOOTSCRAY
 VIC 3011**

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Sold Price **\$530,000** Sold Date **13-Mar-24**

Distance **0.14km**



**15/49 NAPIER STREET
 FOOTSCRAY VIC 3011**

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Sold Price **\$510,000** Sold Date **24-Dec-23**

Distance **0.66km**



**202/61 DROOP STREET
 FOOTSCRAY VIC 3011**

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Sold Price **\$500,000** Sold Date **24-Dec-23**

Distance **1.09km**



**1107/4 JOSEPH ROAD FOOTSCRAY
 VIC 3011**

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Sold Price **\$490,000** Sold Date **11-Apr-24**

Distance **0.27km**



**401/6 JOSEPH ROAD FOOTSCRAY
 VIC 3011**

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Sold Price **\$495,000** Sold Date **23-Jan-24**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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Deniz Berdilek
M 0421848613
E D.berdilek@motionproperty.com.au



**611/4 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$490,000

Sold Date

23-Feb-24

 2  2  1

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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