

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

6/274 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 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

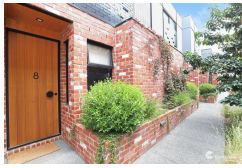
Date of sale

8/711 BARKLY STREET WEST FOOTSCRAY VIC 3012	\$650,000	14-Jul-23
14/14 HORIZON DRIVE MARIBYRNONG VIC 3032	\$608,000	12-Sep-23
311/55 CUMBERLAND DRIVE MARIBYRNONG VIC 3032	\$635,000	23-May-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: 13 November 2023


**8/711 BARKLY STREET WEST
FOOTSCRAY VIC 3012**
 2  2  1

 Sold Price **\$650,000** Sold Date **14-Jul-23**

 Distance **1.79km**

**14/14 HORIZON DRIVE
MARIBYRNONG VIC 3032**
 2  2  1

 Sold Price **\$608,000** Sold Date **12-Sep-23**

 Distance **1.6km**

**311/55 CUMBERLAND DRIVE
MARIBYRNONG VIC 3032**
 2  2  1

 Sold Price **\$635,000** Sold Date **23-May-23**

 Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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