

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

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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,600

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2021

to

31 Oct 2022

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

811/1 MORELAND STREET FOOTSCRAY VIC 3011	\$375,000	17-Oct-22
909/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$397,990	19-May-22
610/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$380,000	19-Sep-22

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: 03 November 2022



**811/1 MORELAND STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price ^{RS} **\$375,000** Sold Date **17-Oct-22**

Distance **0.18km**



**909/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 1  1  1

Sold Price **\$397,990** Sold Date **19-May-22**

Distance **0.26km**



**610/5 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 1  1  1

Sold Price **\$380,000** Sold Date **19-Sep-22**

Distance **0.13km**

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

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