

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

804E/6 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2023

to

31 Jan 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

1705D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$710,000	01-Aug-23
305/21 MORELAND STREET FOOTSCRAY VIC 3011	\$730,000	04-Jul-23
1602D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$690,000	27-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: 08 February 2024


**1705D/4 TANNERY WALK
FOOTSCRAY VIC 3011**
 3
  2
  1

Sold Price

\$710,000Sold Date **01-Aug-23**

Distance

0km
**305/21 MORELAND STREET
FOOTSCRAY VIC 3011**
 3
  2
  2

Sold Price

\$730,000Sold Date **04-Jul-23**

Distance

0.26km
**1602D/4 TANNERY WALK
FOOTSCRAY VIC 3011**
 -
  -
  -

Sold Price

^{RS}\$690,000Sold Date **27-Sep-23**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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