

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

1003C/2 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

\$738,000

&

\$768,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

Other

Suburb

Footscray

Period-from

01 May 2023

to

30 Apr 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

106/1 MORELAND STREET FOOTSCRAY VIC 3011	\$750,000	08-May-24
504/387-395 DOCKLANDS DRIVE DOCKLANDS VIC 3008	\$743,999	30-Jan-24
504/26 SHUTER STREET MOONEE PONDS VIC 3039	\$755,000	20-Apr-24

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: 14 May 2024

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**106/1 MORELAND STREET
FOOTSCRAY VIC 3011**

3 2 2

Sold Price

^{RS}

\$750,000

Sold Date **08-May-24**

Distance **0.19km**



**504/387-395 DOCKLANDS DRIVE
DOCKLANDS VIC 3008**

3 2 1

Sold Price

\$743,999

Sold Date **30-Jan-24**

Distance **3.33km**



**504/26 SHUTER STREET MOONEE
PONDS VIC 3039**

3 2 2

Sold Price

^{RS}

\$755,000

Sold Date **20-Apr-24**

Distance **3.85km**

RS = Recent sale

UN = Undisclosed Sale

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