

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

173 Ballarat Road, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$988,000

Property Type House

Suburb Footscray

Period - From 23/04/2023

to 22/04/2024

Source REIV

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 six 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
1	144 Gordon St FOOTSCRAY 3011	\$1,100,000	05/02/2024
2	75 Gordon St FOOTSCRAY 3011	\$1,035,000	16/03/2024
3	80 Commercial Rd FOOTSCRAY 3011	\$930,000	03/03/2024

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 six months.~~

This Statement of Information was prepared on:

23/04/2024 10:39

173 Ballarat Road, Footscray Vic 3011



2 -

Property Type: House (Previously Occupied - Detached)

Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

23/04/2023 - 22/04/2024: \$988,000

Comparable Properties



144 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

5 1 2

Price: \$1,100,000

Method: Private Sale

Date: 05/02/2024

Property Type: House (Res)



75 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

3 2 1

Price: \$1,035,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 528 sqm approx



80 Commercial Rd FOOTSCRAY 3011 (REI)

Agent Comments

3 1 1

Price: \$930,000

Method: Private Sale

Date: 03/03/2024

Property Type: House

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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