

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

2/11 COWARD STREET 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

\$650,000

&

\$695,000

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

5/37 BALLARAT ROAD FOOTSCRAY VIC 3011	\$695,000	30-Jan-24
1/1 ADELAIDE STREET FOOTSCRAY VIC 3011	\$710,000	10-Nov-23
3/25 STANLAKE STREET FOOTSCRAY VIC 3011	\$715,000	22-Aug-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: 16 February 2024

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**5/37 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 1 -

Sold Price ^{RS} **\$695,000** Sold Date **30-Jan-24**

Distance **0.58km**



**1/1 ADELAIDE STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$710,000** Sold Date **10-Nov-23**

Distance **1.02km**



**3/25 STANLAKE STREET
FOOTSCRAY VIC 3011**

3 1 1

Sold Price **\$715,000** Sold Date **22-Aug-23**

Distance **1.47km**

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

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