

# 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 304/2b Ballarat Road, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$725,000 & \$795,000

### Median sale price

Median price \$515,000 Property Type Unit Suburb Footscray

Period - From 09/04/2023 to 08/04/2024 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	104/1 Moreland St FOOTSCRAY 3011	\$790,000	04/12/2023
2	2605/6 Joseph Rd FOOTSCRAY 3011	\$760,000	17/02/2024
3	1508/1 Warde St FOOTSCRAY 3011	\$740,500	13/11/2023

**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: 09/04/2024 11:18

304/2b Ballarat Road, Footscray Vic 3011



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$725,000 - \$795,000

**Median Unit Price**  
09/04/2023 - 08/04/2024: \$515,000

## Comparable Properties

**104/1 Moreland St FOOTSCRAY 3011 (VG)**

Agent Comments



**Price:** \$790,000  
**Method:** Sale  
**Date:** 04/12/2023  
**Property Type:** Strata Unit/Flat



**2605/6 Joseph Rd FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Apartment

**1508/1 Warde St FOOTSCRAY 3011 (VG)**

Agent Comments



**Price:** \$740,500  
**Method:** Sale  
**Date:** 13/11/2023  
**Property Type:** Flat/Unit/Apartment (Res)

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



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