

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

308B/8 FALCON COURT 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

\$348,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

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

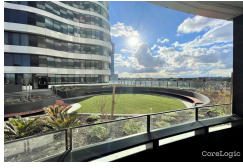
Date of sale

410/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$415,000	19-Mar-24
1609/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$410,000	03-Apr-24
301/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$400,000	21-Mar-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: 08 May 2024


410/5 JOSEPH ROAD FOOTSCRAY VIC 3011
 1  1  1

Sold Price

\$415,000

Sold Date

19-Mar-24

Distance

0.42km

1609/6 JOSEPH ROAD FOOTSCRAY VIC 3011
 1  1  1

Sold Price

^{RS}
\$410,000

Sold Date

03-Apr-24

Distance

0.51km

301/90 BUCKLEY STREET FOOTSCRAY VIC 3011
 1  1  1

Sold Price

\$400,000

Sold Date

21-Mar-24

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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