

## 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

303/124-188 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) (\*Delete single price or range as applicable)

Single Price

\$366,157

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2019

to

30 Apr 2020

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

411/188 Ballarat Road Footscray VIC 3011	\$480,000	18-Dec-19
817/188 Ballarat Road Footscray VIC 3011	\$467,770	25-Oct-19

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: 21 May 2020



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**411/188 Ballarat Road Footscray VIC 3011** Sold Price **\$480,000** Sold Date **18-Dec-19**

2 1 1

Distance -



**817/188 Ballarat Road Footscray VIC 3011** Sold Price **\$467,770** Sold Date **25-Oct-19**

1 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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