

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

30/2 BALLARAT ROAD 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

22/2 BALLARAT ROAD FOOTSCRAY VIC 3011	\$640,000	17-Jun-24
5/37 BALLARAT ROAD FOOTSCRAY VIC 3011	\$695,000	30-Jan-24
2/106 PAISLEY STREET FOOTSCRAY VIC 3011	\$660,000	28-Jan-25

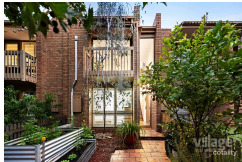
OR

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: 29 July 2025

**22/2 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$640,000** Sold Date **17-Jun-24**Distance **0km****5/37 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$695,000** Sold Date **30-Jan-24**Distance **0.3km****2/106 PAISLEY STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$660,000** Sold Date **28-Jan-25**Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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