

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

1008d/4 Tannery Walk, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$630,000

Median sale price

Median price

\$488,500

Property Type

Unit

Suburb

Footscray

Period - From

01/01/2025

to

31/03/2025

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	204/7 Joseph Rd FOOTSCRAY 3011	\$610,000	03/04/2025
2	908/1 Moreland St FOOTSCRAY 3011	\$692,500	01/04/2025
3	1504E/6 Tannery Wlk FOOTSCRAY 3011	\$655,000	25/02/2025

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:

16/06/2025 15:37



3
 2
 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



204/7 Joseph Rd FOOTSCRAY 3011 (VG)

Agent Comments

3
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Price: \$610,000

Method: Sale

Date: 03/04/2025

Property Type: Strata Unit/Flat



908/1 Moreland St FOOTSCRAY 3011 (REI/VG)

Agent Comments

3
 2
 2

Price: \$692,500

Method: Private Sale

Date: 01/04/2025

Property Type: Apartment

1504E/6 Tannery Wlk FOOTSCRAY 3011 (VG)

Agent Comments

3
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Price: \$655,000

Method: Sale

Date: 25/02/2025

Property Type: Strata Unit/Flat