

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
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Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price	\$460,000	Property Type	Unit	Suburb	Footscray
Period - From	01/04/2025	to	30/06/2025	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	608C/2 Tannery Wlk FOOTSCRAY 3011	\$600,000	21/05/2025
2	405E/1 Hallenstein St FOOTSCRAY 3011	\$560,000	05/03/2025
3	103/1 Moreland St FOOTSCRAY 3011	\$620,000	10/02/2025

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: 22/07/2025 08:48

1008d/4 Tannery Walk, Footscray Vic 3011

hockingstuart

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Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

June quarter 2025: \$460,000

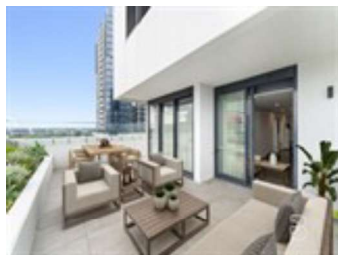


 3  2  1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



608C/2 Tannery Wlk FOOTSCRAY 3011 (REI)

Agent Comments

 3  2  1

Price: \$600,000

Method: Private Sale

Date: 21/05/2025

Property Type: Apartment



405E/1 Hallenstein St FOOTSCRAY 3011 (REI)

Agent Comments

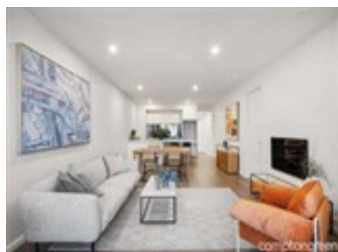
 3  2  1

Price: \$560,000

Method: Private Sale

Date: 05/03/2025

Property Type: Apartment



103/1 Moreland St FOOTSCRAY 3011 (REI/VG)

Agent Comments

 3  2  1

Price: \$620,000

Method: Private Sale

Date: 10/02/2025

Property Type: Apartment

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