

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

914/1 WARDE STREET 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2024

to

31 Mar 2025

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

1207/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$395,000	09-Nov-24
1203/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$418,000	24-Mar-25
1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$430,000	22-Nov-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: 09 April 2025



1207/5 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$395,000** Sold Date **09-Nov-24**

Distance **0.13km**



1203/4 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price ^{RS} **\$418,000** Sold Date **24-Mar-25**

Distance **0.22km**



1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price **\$430,000** Sold Date **22-Nov-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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