

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

409/188 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 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

7/274 BALLARAT ROAD FOOTSCRAY VIC 3011	\$532,500	20-Dec-24
107/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$540,000	11-Mar-25
1 KELSO LANE FOOTSCRAY VIC 3011	\$622,000	25-Mar-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: 08 May 2025



7/274 BALLARAT ROAD FOOTSCRAY VIC 3011

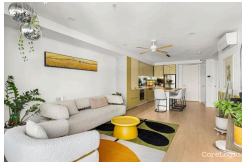
2 2 1

Sold Price

\$532,500

Sold Date **20-Dec-24**

Distance **0.66km**



107/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

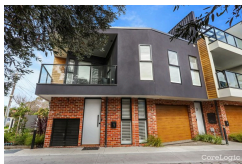
2 2 1

Sold Price

^{RS} **\$540,000**

Sold Date **11-Mar-25**

Distance **0.83km**



1 KELSO LANE FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$622,000

Sold Date **25-Mar-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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