

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

20/1 SALTRIVER PLACE 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

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2022

to

28 Feb 2023

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

707/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$820,000	16-May-22
11/4 SALTRIVER PLACE FOOTSCRAY VIC 3011	\$810,000	10-Sep-22

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: 02 March 2023



707/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$820,000** Sold Date **16-May-22**

 2  2  -

Distance **0.37km**



11/4 SALTRIVER PLACE FOOTSCRAY VIC 3011 Sold Price **\$810,000** Sold Date **10-Sep-22**

 3  2  2

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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