

## 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

14/6-10 Rosamond Road Footscray VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2020

to

31 Mar 2021

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

6/10 Rosamond Road Footscray VIC 3011	\$500,000	13-Jan-21
5/10 Rosamond Road Footscray VIC 3011	\$492,000	27-Nov-20
4/12 Eleanor Street Footscray VIC 3011	\$529,000	09-Dec-20

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: 22 April 2021

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**6/10 Rosamond Road Footscray VIC 3011**

 2  2  1

Sold Price

**\$500,000**

Sold Date

**13-Jan-21**

Distance

**0.03km**



**5/10 Rosamond Road Footscray VIC 3011**

 2  2  1

Sold Price

**\$492,000**

Sold Date

**27-Nov-20**

Distance

**0.04km**



**4/12 Eleanor Street Footscray VIC 3011**

 2  1  1

Sold Price

**\$529,000**

Sold Date

**09-Dec-20**

Distance

**0.32km**

RS = Recent sale

UN = Undisclosed Sale

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