

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

11/6-10 Rosamond 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,500

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2020

to

31 Aug 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

9/6-10 Rosamond Road Footscray VIC 3011	\$525,000	21-Aug-21
14/6-10 Rosamond Road Footscray VIC 3011	\$557,000	22-May-21

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: 28 September 2021



**9/6-10 Rosamond Road Footscray
VIC 3011**

2 2 1

Sold Price

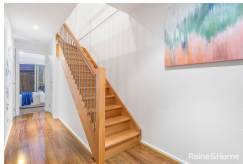
^{RS} **\$525,000**

Sold Date

21-Aug-21

Distance

0.01km



**14/6-10 Rosamond Road Footscray
VIC 3011**

2 2 1

Sold Price

\$557,000

Sold Date

22-May-21

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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