

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

2405/6 JOSEPH 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

or range
between

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2022

to

30 Sep 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

1010/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$620,000	20-Feb-23
416/77 HOBSONS ROAD KENSINGTON VIC 3031	\$650,000	19-May-23
208/55 CUMBERLAND DRIVE MARIBYRNONG VIC 3032	\$650,000	12-Feb-23

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 October 2023



**1010/4 JOSEPH ROAD
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$620,000** Sold Date **20-Feb-23**

Distance **0km**



**416/77 HOBSONS ROAD
KENSINGTON VIC 3031**

 2  2  1

Sold Price **\$650,000** Sold Date **19-May-23**

Distance **0.69km**



**208/55 CUMBERLAND DRIVE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price Sold Date **12-Feb-23**

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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