

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

1404/4 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 2024

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

709/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$397,500	26-Apr-24
1609/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$410,000	03-Apr-24
410/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$415,000	19-Mar-24

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: 05 June 2024

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709/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$397,500** Sold Date **26-Apr-24**

 1  1  1

Distance **0km**



1609/6 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price ^{RS} **\$410,000** Sold Date **03-Apr-24**

 1  1  1

Distance **0km**



410/5 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$415,000** Sold Date **19-Mar-24**

 1  1  1

Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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