

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

1511/4 Joseph Road, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000

&

\$520,000

Median sale price

Median price \$532,250

Property Type Unit

Suburb Footscray

Period - From 01/04/2021

to 31/03/2022

Source REIV

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 six 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
1	503/99 Donald St FOOTSCRAY 3011	\$567,000	06/06/2022
2	103/50 Altona St KENSINGTON 3031	\$519,000	23/03/2022
3	1203/5 Joseph Rd FOOTSCRAY 3011	\$495,000	30/12/2021

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 six months.~~

This Statement of Information was prepared on:

23/06/2022 10:10

1511/4 Joseph Road, Footscray Vic 3011

Melbourne
Real
Estate

Michael Fava

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Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

Year ending March 2022: \$532,250



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



503/99 Donald St FOOTSCRAY 3011 (REI)

Agent Comments

 2  2  1

Price: \$567,000

Method: Private Sale

Date: 06/06/2022

Property Type: Apartment



103/50 Altona St KENSINGTON 3031 (REI/VG)

Agent Comments

 2  1  1

Price: \$519,000

Method: Private Sale

Date: 23/03/2022

Property Type: Unit



1203/5 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments

 2  2  1

Price: \$495,000

Method: Private Sale

Date: 30/12/2021

Property Type: Apartment

Land Size: 82 sqm approx

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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