

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

606/1 Joseph Road, Footscray

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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2024

to

31 Jan 2025

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

1511/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$670,000	31-Oct-24
2105/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$825,000	16-Sep-24
216/1 MORELAND STREET FOOTSCRAY VIC 3011	\$690,000	19-Sep-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: 24 February 2025

**1511/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

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Sold Price

\$670,000

Sold Date

31-Oct-24

Distance

0.11km**2105/5 JOSEPH ROAD
FOOTSCRAY VIC 3011**

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Sold Price

\$825,000

Sold Date

16-Sep-24

Distance

0.2km**216/1 MORELAND STREET
FOOTSCRAY VIC 3011**

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Sold Price

\$690,000

Sold Date

19-Sep-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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