

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

1004/6 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2024

to

31 Mar 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

1001/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$610,000	02-Dec-24
913/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$602,000	15-Jan-25
2507/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$620,000	18-Jan-25

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 April 2025



1001/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price

\$610,000 Sold Date **02-Dec-24**

2 2 1

Distance **0km**



913/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price

\$602,000 Sold Date **15-Jan-25**

2 2 1

Distance **0km**



2507/6 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$620,000 Sold Date **18-Jan-25**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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