

## 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

403/5 JOSEPH ROAD FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2023

to

30 Jun 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

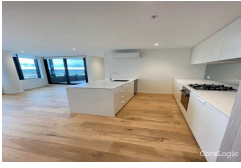
Date of sale

1301/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$530,000	13-Mar-24
2G/71 HENRY STREET KENSINGTON VIC 3031	\$535,000	05-Apr-24
103/71 HENRY STREET KENSINGTON VIC 3031	\$530,000	25-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: 17 July 2024



**1301/5 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price

**\$530,000** Sold Date **13-Mar-24**

2 2 1

Distance **0km**



**2G/71 HENRY STREET KENSINGTON VIC 3031**

Sold Price

**\$535,000** Sold Date **05-Apr-24**

2 2 1

Distance **1.61km**



**103/71 HENRY STREET KENSINGTON VIC 3031**

Sold Price

**\$530,000** Sold Date **25-Mar-24**

2 2 1

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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