

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

1203/5 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2020

to

31 Oct 2021

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

1606D/4 Tannery Walk Footscray VIC 3011	\$494,500	26-Oct-21
703D/4 Tannery Walk Footscray VIC 3011	\$480,000	26-Oct-21
708D/4 Tannery Walk Footscray VIC 3011	\$485,000	26-Oct-21

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: 22 November 2021



**1606D/4 Tannery Walk Footscray
VIC 3011**

 2  -  -

Sold Price

\$494,500

Sold Date

26-Oct-21

Distance

0.13km



**703D/4 Tannery Walk Footscray
VIC 3011**

 2  -  -

Sold Price

\$480,000

Sold Date

26-Oct-21

Distance

0.13km



**708D/4 Tannery Walk Footscray
VIC 3011**

 2  -  -

Sold Price

\$485,000

Sold Date

26-Oct-21

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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