

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

204/7 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

\$620,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 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

2206/1 WARDE STREET FOOTSCRAY VIC 3011	\$785,000	25-Jun-19
206/1 MORELAND STREET FOOTSCRAY VIC 3011	\$640,000	31-Oct-15
608C/2 TANNERY WALK FOOTSCRAY VIC 3011	\$650,000	04-Aug-20

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: 19 March 2025

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2206/1 WARDE STREET FOOTSCRAY VIC 3011

3 2 2

Sold Price **\$785,000** Sold Date **25-Jun-19**

Distance **0.17km**



206/1 MORELAND STREET FOOTSCRAY VIC 3011

3 2 2

Sold Price **\$640,000** Sold Date **31-Oct-15**

Distance **0.14km**



608C/2 TANNERY WALK FOOTSCRAY VIC 3011

3 2 1

Sold Price **\$650,000** Sold Date **04-Aug-20**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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