

## 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

510/4 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2023

to

31 Mar 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

2405/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$637,000	27-Oct-23
908/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$632,000	01-Nov-23
1604D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$650,000	20-Dec-23

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: 11 April 2024



**2405/6 JOSEPH ROAD  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$637,000** Sold Date **27-Oct-23**

Distance **0.1km**



**908/8 JOSEPH ROAD FOOTSCRAY  
VIC 3011**

2 2 1

Sold Price **\$632,000** Sold Date **01-Nov-23**

Distance **0.1km**



**1604D/4 TANNERY WALK  
FOOTSCRAY VIC 3011**

2 2 -

Sold Price **\$650,000** Sold Date **20-Dec-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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