## 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

1809/6 Joseph Road, Footscray Vic 3011

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$385,000		&		\$410,000			
Median sale pi	rice							
Median price	\$472,500	Pro	operty Type	Unit			Suburb	Footscray
Period - From	01/07/2023	to	30/06/2024		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1207/2 Joseph Rd FOOTSCRAY 3011	\$390,000	17/07/2024
2	1519/1 Ascot Vale Rd FLEMINGTON 3031	\$405,000	01/07/2024
3	1304/4 Joseph Rd FOOTSCRAY 3011	\$400,000	27/06/2024

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 six months.

This Statement of Information was prepared on:

28/08/2024 11:45







**Property Type:** Apartment Agent Comments

Indicative Selling Price \$385,000 - \$410,000 Median Unit Price Year ending June 2024: \$472,500

# **Comparable Properties**



1207/2 Joseph Rd FOOTSCRAY 3011 (REI)



Price: \$390,000 Method: Private Sale Date: 17/07/2024 Property Type: Unit Agent Comments

Agent Comments



1519/1 Ascot Vale Rd FLEMINGTON 3031 (REI) Agent Comments



Price: \$405,000 Method: Private Sale Date: 01/07/2024 Property Type: Apartment



1304/4 Joseph Rd FOOTSCRAY 3011 (REI)



Price: \$400,000 Method: Private Sale Date: 27/06/2024 Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942



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