

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 consumer.vic.gov.au/underquoting

Range between \$385,000 & \$410,000

Median sale price

Median price \$472,500 Property Type Unit Suburb Footscray

Period - From 01/07/2023 to 30/06/2024 Source 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.

	Address 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



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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)

Agent Comments

1 1 1

Price: \$390,000

Method: Private Sale

Date: 17/07/2024

Property Type: Unit



1519/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

Agent Comments

1 1 1

Price: \$405,000

Method: Private Sale

Date: 01/07/2024

Property Type: Apartment



1304/4 Joseph Rd FOOTSCRAY 3011 (REI)

Agent Comments

1 1 1

Price: \$400,000

Method: Private Sale

Date: 27/06/2024

Property Type: Apartment

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