

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

1808/6 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

or range
between

\$415,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 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

16/31 MORELAND STREET FOOTSCRAY VIC 3011	\$430,000	17-May-24
16/41 MORELAND STREET FOOTSCRAY VIC 3011	\$430,000	16-Jun-24
601/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$420,000	21-Jun-24

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: 24 October 2024



**16/31 MORELAND STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$430,000** Sold Date **17-May-24**

Distance **0.37km**



**16/41 MORELAND STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price Sold Date **16-Jun-24**

Distance **0.4km**



**601/188 BALLARAT ROAD
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$420,000** Sold Date **21-Jun-24**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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