

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

709/4 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$912,000

Property type

Other

Suburb

Footscray

Period-from

01 Oct 2020

to

30 Sep 2021

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

306/8 Joseph Road Footscray VIC 3011	\$637,500	29-Nov-20
2403/8 Hallenstein Street Footscray VIC 3011	\$640,000	27-May-21

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: 08 October 2021



306/8 Joseph Road Footscray VIC 3011

Sold Price

\$637,500

Sold Date

29-Nov-20



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Distance

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**2403/8 Hallenstein Street
Footscray VIC 3011**

Sold Price

\$640,000

Sold Date

27-May-21



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Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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