

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

102/4 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

416/90 BUCKLEY STREET FOOTSCRAY VIC 3011	\$520,000	14-Feb-24
1107/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$520,000	29-May-24
1801/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$500,000	17-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: 23 June 2024

DYNAMIC

RESIDENTIAL

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**416/90 BUCKLEY STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$520,000** Sold Date **14-Feb-24**

Distance **1.43km**



**1107/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

2 2 -

Sold Price ^{RS} **\$520,000** Sold Date **29-May-24**

Distance **0.13km**



**1801/6 JOSEPH ROAD FOOTSCRAY
VIC 3011**

2 2 1

Sold Price ^{RS} **\$500,000** Sold Date **17-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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