

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

2704/6 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,600

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2021

to

31 Oct 2022

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

1412/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	06-Jul-22
1601/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$600,000	04-Jul-22
310/1 MORELAND STREET FOOTSCRAY VIC 3011	\$610,000	03-Jun-22

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: 11 November 2022



1412/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$600,000** Sold Date **06-Jul-22**

2 2 1

Distance **0km**



1601/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011 Sold Price Sold Date **04-Jul-22**

2 2 -

Distance **0.13km**



310/1 MORELAND STREET FOOTSCRAY VIC 3011 Sold Price **\$610,000** Sold Date **03-Jun-22**

2 2 1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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