

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

1504/5 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$509,850

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2022

to

30 Nov 2023

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

1306/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$555,000	01-Jul-23
303/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$580,000	12-Oct-23
2306/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$565,000	02-Sep-23

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: 18 December 2023



**1306/5 JOSEPH ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

\$555,000

Sold Date

01-Jul-23

Distance

0km



**303/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

2 2 1

Sold Price

\$580,000

Sold Date

12-Oct-23

Distance

0.04km



**2306/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

\$565,000

Sold Date

02-Sep-23

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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