

## 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

902/5 JOSEPH ROAD FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$510,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2023

to

30 Jun 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

1107/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$490,000	11-Apr-24
1301/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$530,000	13-Mar-24
611/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$490,000	23-Feb-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: 04 July 2024

**Health and Wellbeing at Property Inspections & Auctions**

Real estate professionals, the health of our valued clients and our staff is our absolute priority. To ensure your wellbeing at our inspections and auctions we have put you first to ensure your safety measures.

• All attendees are required to check in via QR code on entering the property.  
 • Face masks must be worn at all times.  
 • Physical social distancing of 1.5m at all times.  
 • Please refrain from touching any surfaces in the Inspection and Auction.

We ask that you please refrain from entering a property if you:

- are travelling with the sick or displaying any signs/symptoms of a cold or flu.
- have been in contact with someone who has been diagnosed with or suspected to have COVID-19.
- have returned from overseas in the last 14 days.
- have been in direct contact with a known person who has travelled interstate or overseas.

**buxton**

**1107/4 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$490,000** Sold Date **11-Apr-24**

Distance **0.13km**

 2  2  1



**1301/5 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$530,000** Sold Date **13-Mar-24**

Distance **0km**

 2  2  1



**611/4 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$490,000** Sold Date **23-Feb-24**

Distance **0.08km**

 2  2  1

RS = Recent sale      UN = Undisclosed Sale

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