## 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

401/2 Joseph Road, Footscray Vic 3011

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$480,000		&		\$520,000			
Median sale p	rice							
Median price	\$515,000	Pro	operty Type	Unit			Suburb	Footscray
Period - From	06/08/2023	to	05/08/2024		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1801/6 Joseph Rd FOOTSCRAY 3011	\$500,000	17/06/2024
2	1107/4 Joseph Rd FOOTSCRAY 3011	\$490,000	11/04/2024
3	1301/5 Joseph Rd FOOTSCRAY 3011	\$530,000	13/03/2024

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 six months.

This Statement of Information was prepared on:

06/08/2024 12:33







Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$480,000 - \$520,000 Median Unit Price 06/08/2023 - 05/08/2024: \$515,000

# **Comparable Properties**



1801/6 Joseph Rd FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$500,000 Method: Private Sale Date: 17/06/2024 Property Type: Apartment

1107/4 Joseph Rd FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$490,000 Method: Private Sale Date: 11/04/2024 Property Type: Unit

1301/5 Joseph Rd FOOTSCRAY 3011 (VG)

Agent Comments

Price: \$530,000 Method: Sale Date: 13/03/2024 Property Type: Strata Unit/Flat

Account - Jas Stephens - Yarraville | P: 03 93169000



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