

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

1111B/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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Footscray

Period-from

01 Apr 2022

to

31 Mar 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

806/250 BARKLY STREET FOOTSCRAY VIC 3011	\$510,000	05-Nov-22
404/277-287 BARKLY STREET FOOTSCRAY VIC 3011	\$500,000	18-Oct-22
301/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$480,000	01-Dec-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: 06 April 2023



806/250 BARKLY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$510,000

Sold Date **05-Nov-22**

Distance

1.2km



404/277-287 BARKLY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$500,000

Sold Date **18-Oct-22**

Distance

1.31km



301/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$480,000

Sold Date **01-Dec-22**

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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