

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

909/2 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2021

to

31 Mar 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

1116/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$398,000	14-Jan-22
12 SWALLOW LANE FOOTSCRAY VIC 3011	\$400,000	16-Dec-21
2102/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$400,800	31-Aug-21

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: 28 April 2022



**1116/188 BALLARAT ROAD
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price

\$398,000

Sold Date

14-Jan-22

Distance

1.93km



**12 SWALLOW LANE FOOTSCRAY
VIC 3011**

 1  1  1

Sold Price

\$400,000

Sold Date

16-Dec-21

Distance

0.37km



**2102/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

 1  1  -

Sold Price

\$400,800

Sold Date

31-Aug-21

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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