

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

610/5 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,041,250

Property type

Other

Suburb

Footscray

Period-from

01 Sep 2021

to

31 Aug 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

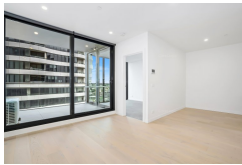
Date of sale

909/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$397,990	19-May-22
302/250 BARKLY STREET FOOTSCRAY VIC 3011	\$374,000	18-Mar-22
821/18 ALBERT STREET FOOTSCRAY VIC 3011	\$385,000	19-May-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.~~

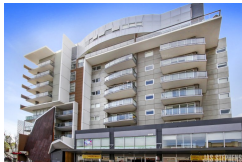
This Statement of Information was prepared on: 01 September 2022



909/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$397,990** Sold Date **19-May-22**

 1  1  1

Distance **0.13km**



302/250 BARKLY STREET FOOTSCRAY VIC 3011 Sold Price **\$374,000** Sold Date **18-Mar-22**

 1  1  1

Distance **1.11km**



821/18 ALBERT STREET FOOTSCRAY VIC 3011 Sold Price **\$385,000** Sold Date **19-May-22**

 1  1  1

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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