

## 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

101/4 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

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

15/155 GORDON STREET FOOTSCRAY VIC 3011	\$435,000	07-Mar-24
612/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$430,000	15-Apr-24
1104/240 BARKLY STREET FOOTSCRAY VIC 3011	\$425,000	18-Apr-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: 23 June 2024

# DYNAMIC

RESIDENTIAL

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15/155 GORDON STREET  
FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$435,000** Sold Date **07-Mar-24**

Distance **1.84km**



612/8 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$430,000** Sold Date **15-Apr-24**

Distance **0.08km**



1104/240 BARKLY STREET  
FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$425,000** Sold Date **18-Apr-24**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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