

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

2301/6 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

&

\$500,000

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

1203/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$495,000	09-Dec-21
1706D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$495,000	10-Aug-21
907D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$500,000	26-Oct-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: 19 April 2022



1203/5 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price

\$495,000

Sold Date

09-Dec-21

Distance

0.13km



1706D/4 TANNERY WALK FOOTSCRAY VIC 3011

2 1 1

Sold Price

Sold Date

10-Aug-21

Distance

0.26km



907D/4 TANNERY WALK FOOTSCRAY VIC 3011

2 2 -

Sold Price

\$500,000

Sold Date

26-Oct-21

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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