

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

1804/5 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

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2023

to

31 Oct 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

1602/1 WARDE STREET FOOTSCRAY VIC 3011	\$599,000	17-Jul-24
1301/105 BATMAN STREET WEST MELBOURNE VIC 3003	\$495,000	27-Jul-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: 29 November 2024



**1602/1 WARDE STREET
FOOTSCRAY VIC 3011**

1 1 -

Sold Price **\$599,000** Sold Date **17-Jul-24**

Distance **0.14km**



**1301/105 BATMAN STREET WEST
MELBOURNE VIC 3003**

1 1 1

Sold Price **\$495,000** Sold Date **27-Jul-24**

Distance **3.83km**

RS = Recent sale

UN = Undisclosed Sale

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