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	1808/6 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	$395,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Footscray
Period-from	01 May 2022	to	30 Apr 2023	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
1213/4 JOSEPH ROAD FOOTSCRAY VIC 3011	$415,000	30-Nov-22
1305/4 JOSEPH ROAD FOOTSCRAY VIC 3011	$405,000	06-Jul-22
2409/6 JOSEPH ROAD FOOTSCRAY VIC 3011	$400,000	05-Sep-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: 12 May 2023

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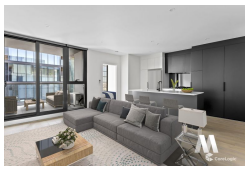
1213/4 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price **$415,000** Sold Date **30-Nov-22**

Distance **0km**



1305/4 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price **$405,000** Sold Date **06-Jul-22**

Distance **0km**

2409/6 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 1

Sold Price **$400,000** Sold Date **05-Sep-22**

Distance **0km**

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

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