

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

907/4 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2020

to

31 Oct 2021

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

710/2 Joseph Road Footscray VIC 3011	\$540,000	24-Feb-21
1701/8 Hallenstein Street Footscray VIC 3011	\$520,000	23-Jul-21
606D/4 Tannery Walk Footscray VIC 3011	\$537,005	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: 24 November 2021



710/2 Joseph Road Footscray VIC 3011

Sold Price

\$540,000

Sold Date

24-Feb-21

 2

 2

 1

Distance

-



1701/8 Hallenstein Street Footscray VIC 3011

Sold Price

\$520,000

Sold Date

23-Jul-21

 1

 -

 -

Distance

0.13km



606D/4 Tannery Walk Footscray VIC 3011

Sold Price

\$537,005

Sold Date

26-Oct-21

 2

 -

 -

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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