

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

704/5 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2024

to

31 Mar 2025

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

504/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$510,000	27-Feb-25
1310/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$525,000	12-Nov-24
1204/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$528,000	04-Dec-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: 03 April 2025



504/5 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

^{RS} **\$510,000**

Sold Date **27-Feb-25**

 2  2  -

Distance

0km



1310/2 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$525,000

Sold Date **12-Nov-24**

 2  2  1

Distance

0.11km



1204/5 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$528,000

Sold Date **04-Dec-24**

 2  2  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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