

## 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

1310/2 JOSEPH ROAD FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2022

to

30 Sep 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

1410/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$558,000	06-Jul-23
712/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$595,000	26-Aug-23
1306/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$555,000	01-Jul-23

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 October 2023



**1410/2 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$558,000** Sold Date **06-Jul-23**

 2  2  1

Distance **0km**



**712/2 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$595,000** Sold Date **26-Aug-23**

 2  2  1

Distance **0km**



**1306/5 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$555,000** Sold Date **01-Jul-23**

 2  2  1

Distance **0.13km**

RS = Recent sale      UN = Undisclosed Sale

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