

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

1414/2 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2022

to

31 Jul 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

611/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$630,000	14-Jun-22
1214/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$602,000	19-Apr-23
1010/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$620,000	20-Feb-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 August 2023



**611/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$630,000

Sold Date

14-Jun-22

 2  2  1

Distance

0km



**1214/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$602,000

Sold Date

19-Apr-23

 2  2  1

Distance

0km



**1010/4 JOSEPH ROAD
FOOTSCRAY VIC 3011**

Sold Price

\$620,000

Sold Date

20-Feb-23

 2  2  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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