

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

1501/5 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2023

to

30 Apr 2024

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

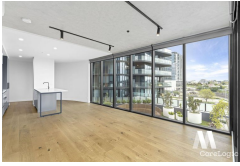
Date of sale

1002/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$605,000	12-Apr-24
1104/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$588,000	17-Jan-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: 23 May 2024



**1002/8 JOSEPH ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$605,000** Sold Date **12-Apr-24**

Distance **0.13km**



**1104/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

2 2 1

Sold Price **\$588,000** Sold Date **17-Jan-24**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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