

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

403/5 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$931,500

Property type

Other

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 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

303/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$580,000	12-Oct-23
1104/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$588,000	17-Jan-24
219/94 BUCKLEY STREET FOOTSCRAY VIC 3011	\$599,000	20-Oct-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: 25 March 2024



303/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$580,000** Sold Date **12-Oct-23**

2 2 1

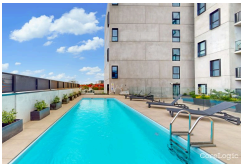
Distance **0.08km**



1104/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$588,000** Sold Date **17-Jan-24**

2 2 1

Distance **0.08km**



219/94 BUCKLEY STREET FOOTSCRAY VIC 3011 Sold Price **\$599,000** Sold Date **20-Oct-23**

2 2 1

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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