

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

410/1 WARDE STREET 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

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 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

913/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$602,000	15-Jan-25
1003/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$575,000	12-Jan-25
1001/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$610,000	02-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: 28 May 2025



913/2 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$602,000

Sold Date

15-Jan-25

2

2

1

Distance

0.22km



1003/8 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$575,000

Sold Date

12-Jan-25

2

2

1

Distance

0.22km



1001/2 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$610,000

Sold Date

02-Dec-24

2

2

1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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