

[Comparable Sales](#)[Final Preview](#)

## 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

504/5 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

\$540,000

&amp;

\$560,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

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

1301/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$530,000	13-Mar-24
1504/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$555,000	02-Feb-24
518/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$560,000	15-Nov-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: 06 May 2024

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**1301/5 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$530,000** Sold Date **13-Mar-24**

 2  2  1

Distance **0.04km**



**1504/5 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$555,000** Sold Date **02-Feb-24**

 2  2  1

Distance **0km**



**518/188 BALLARAT ROAD FOOTSCRAY VIC 3011** Sold Price **\$560,000** Sold Date **15-Nov-23**

 2  2  1

Distance **1.9km**

RS = Recent sale      UN = Undisclosed Sale

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