

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

704/2 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

\$575,000

&

\$630,000

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

1010/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$620,000	20-Feb-23
1109/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$630,000	27-Sep-23
1501/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$610,000	29-Mar-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: 30 May 2024

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

 2  2  1

Sold Price **\$620,000** Sold Date **20-Feb-23**

Distance **0km**



**1109/4 JOSEPH ROAD FOOTSCRAY
 VIC 3011**

 2  2  1

Sold Price **\$630,000** Sold Date **27-Sep-23**

Distance **0km**



**1501/8 JOSEPH ROAD FOOTSCRAY
 VIC 3011**

 2  2  1

Sold Price **\$610,000** Sold Date **29-Mar-23**

Distance **0km**



**2004/8 JOSEPH ROAD
 FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$615,000** Sold Date **05-Nov-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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