

## 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

902/6 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

703/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$585,000	23-May-24
306/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	10-Apr-24
1002/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$605,000	12-Apr-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: 19 June 2024

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**703/2 JOSEPH ROAD FOOTSCRAY VIC 3011**

Sold Price

<sup>RS</sup>

**\$585,000**

Sold Date

**23-May-24**

 2  2  1

Distance

**0.1km**



**306/4 JOSEPH ROAD FOOTSCRAY VIC 3011**

Sold Price

**\$600,000**

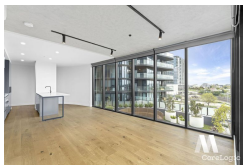
Sold Date

**10-Apr-24**

 2  2  1

Distance

**0.1km**



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

Sold Price

**\$605,000**

Sold Date

**12-Apr-24**

 2  2  1

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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