

## 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

303/2 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2022

to

31 Jul 2023

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

1214/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$602,000	19-Apr-23
1010/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$620,000	20-Feb-23
1512/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	31-May-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: 04 August 2023



**1214/2 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$602,000** Sold Date **19-Apr-23**

 2  2  1

Distance **0km**



**1010/4 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$620,000** Sold Date **20-Feb-23**

 2  2  1

Distance **0km**



**1512/2 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price <sup>RS</sup> **\$600,000** Sold Date **31-May-23**

 2  2  1

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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