

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

913/2 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

\$585,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 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

1301/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	30-Jul-24
703/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$585,000	23-May-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: 16 December 2024



1301/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$600,000** Sold Date **30-Jul-24**

 2  2  1

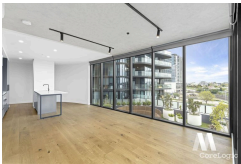
Distance **0km**



703/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$585,000** Sold Date **23-May-24**

 2  2  1

Distance **0km**



1002/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$605,000** Sold Date **12-Apr-24**

 2  2  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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