

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

711/2 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,600

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2021

to

31 Oct 2022

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

611/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$630,000	14-Jun-22
1412/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	06-Jul-22
2507/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$625,000	28-Jul-22

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.~~

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611/2 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price **\$630,000** Sold Date **14-Jun-22**

 2  2  1

Distance **0km**



1412/2 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price **\$600,000** Sold Date **06-Jul-22**

 2  2  1

Distance **0km**



2507/6 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price ^{RS} **\$625,000** Sold Date **28-Jul-22**

 2  2  1

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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