

## 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

1510/4 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Footscray

Period-from

01 Oct 2022

to

30 Sep 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

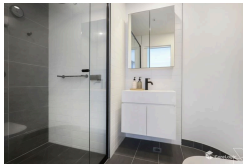
Date of sale

2002/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$575,000	04-Jun-23
2306/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$565,000	02-Sep-23
1410/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$558,000	06-Jul-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: 27 October 2023



**2002/6 JOSEPH ROAD  
 FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$575,000** Sold Date **04-Jun-23**

Distance **0km**



**2306/8 HALLENSTEIN STREET  
 FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$565,000** Sold Date **02-Sep-23**

Distance **0.13km**



**1410/2 JOSEPH ROAD FOOTSCRAY  
 VIC 3011**

 2  2  1

Sold Price **\$558,000** Sold Date **06-Jul-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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