

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

1006/4 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2023

to

30 Jun 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

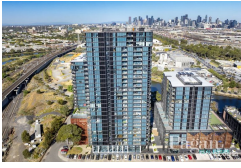
| | | |
|---------------------------------------|-----------|-----------|
| 1801/6 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$500,000 | 17-Jun-24 |
| 1111/4 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$520,000 | 06-May-23 |
| 401/6 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$495,000 | 23-Jan-24 |

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: 26 July 2024

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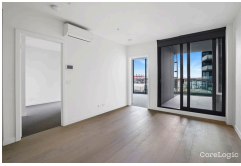
1801/6 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price ^{RS} **\$500,000** Sold Date **17-Jun-24**
 Distance **0km**
 2 beds 2 bathrooms 1 car space



1111/4 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$520,000** Sold Date **06-May-23**
 Distance **0km**
 2 beds 2 bathrooms 1 car space



401/6 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$495,000** Sold Date **23-Jan-24**
 Distance **0.1km**
 2 beds 2 bathrooms 1 car space



612/4 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$530,000** Sold Date **14-Jul-23**
 Distance **0km**
 2 beds 2 bathrooms 1 car space

RS = Recent sale UN = Undisclosed Sale

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