

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

1010/4 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2022

to

31 Dec 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

2704/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	22-Nov-22
609/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$630,000	23-Nov-22
404/21 VICTORIA STREET FOOTSCRAY VIC 3011	\$672,000	02-Nov-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.~~

This Statement of Information was prepared on: 30 January 2023

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**2704/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price ^{RS} **\$600,000** Sold Date **22-Nov-22**

Distance **0km**



**609/55 HOPKINS STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$630,000** Sold Date **23-Nov-22**

Distance **0.44km**



**404/21 VICTORIA STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$672,000** Sold Date **02-Nov-22**

Distance **1.49km**

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

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