

## 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

1304/2 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

\$400,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

1609/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$410,000	03-Apr-24
1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$425,000	03-Jun-23
1409/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$406,500	25-Aug-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: 05 June 2024

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**1609/6 JOSEPH ROAD  
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price <sup>RS</sup> **\$410,000** Sold Date **03-Apr-24**

Distance **0km**



**1808/6 JOSEPH ROAD  
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$425,000** Sold Date **03-Jun-23**

Distance **0km**



**1409/6 JOSEPH ROAD  
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$406,500** Sold Date **25-Aug-23**

Distance **0.1km**

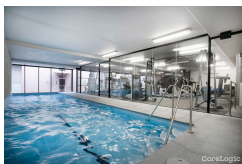


**2011/8 HALLENSTEIN STREET  
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$430,000** Sold Date **09-Feb-23**

Distance **0.13km**



**7/31 MORELAND STREET  
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$428,000** Sold Date **04-Apr-24**

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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