

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

1406/2 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

\$395,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2022

to

31 May 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

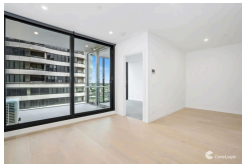
Date of sale

909/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$397,990	19-May-22
1213/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$415,000	30-Nov-22
2208/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$425,000	20-Jan-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: 21 June 2023



909/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$397,990** Sold Date **19-May-22**

 1  1  1

Distance **0km**



1213/4 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$415,000** Sold Date **30-Nov-22**

 1  1  1

Distance **0km**



2208/6 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$425,000** Sold Date **20-Jan-22**

 1  1  1

Distance **0km**



1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price ^{RS} **\$425,000** Sold Date **16-Jun-23**

 1  1  1

Distance **0km**



2011/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011 Sold Price **\$430,000** Sold Date **09-Feb-23**

 1  1  1

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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