

## 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

1409/6 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

\$410,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 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

1304/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$400,000	27-Jun-24
410/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$415,000	19-Mar-24
6/31 MORELAND STREET FOOTSCRAY VIC 3011	\$440,000	04-Jun-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: 16 December 2024



**1304/4 JOSEPH ROAD  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$400,000** Sold Date **27-Jun-24**

Distance **0.1km**



**410/5 JOSEPH ROAD FOOTSCRAY  
VIC 3011**

 1  1  1

Sold Price **\$415,000** Sold Date **19-Mar-24**

Distance **0.04km**



**6/31 MORELAND STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$440,000** Sold Date **04-Jun-24**

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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