

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

1609/6 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

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 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

1213/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$415,000	30-Nov-22
1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$425,000	03-Jun-23
906/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$395,000	13-Oct-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 March 2024

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

 1  1  1

Distance **0km**



1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$425,000** Sold Date **03-Jun-23**

 1  1  1

Distance **0km**



906/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$395,000** Sold Date **13-Oct-23**

 1  1  1

Distance **0.1km**



1409/6 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$406,500** Sold Date **25-Aug-23**

 1  1  1

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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