

## 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

307/2 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$476,500

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2020

to

30 Sep 2021

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

1102/6 Joseph Road Footscray VIC 3011	\$558,000	27-Apr-21
507/188 Ballarat Road Footscray VIC 3011	\$546,345	05-May-21
501/99 Donald Street Footscray VIC 3011	\$535,000	31-Jul-21

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: 11 October 2021

# DYNAMIC

RESIDENTIAL

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**1102/6 Joseph Road Footscray VIC 3011**

Sold Price

**\$558,000**

Sold Date

**27-Apr-21**

 2  2  1

Distance

-



**507/188 Ballarat Road Footscray VIC 3011**

Sold Price

**\$546,345**

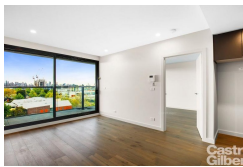
Sold Date

**05-May-21**

 2  2  1

Distance

**1.94km**



**501/99 Donald Street Footscray VIC 3011**

Sold Price

**\$535,000**

Sold Date

**31-Jul-21**

 2  2  1

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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