

## 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

902/5 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

\$520,000

&

\$560,000

### 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

809/1 MORELAND STREET FOOTSCRAY VIC 3011	\$520,000	25-Sep-23
1504/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$555,000	02-Feb-24
1510/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$560,000	16-Nov-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: 15 March 2024

**809/1 MORELAND STREET  
FOOTSCRAY VIC 3011**

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Sold Price **\$520,000** Sold Date **25-Sep-23**Distance **0.16km****1504/5 JOSEPH ROAD  
FOOTSCRAY VIC 3011**

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Sold Price **\$555,000** Sold Date **02-Feb-24**Distance **0.04km****1510/4 JOSEPH ROAD FOOTSCRAY  
VIC 3011**

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Sold Price **\$560,000** Sold Date **16-Nov-23**Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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