

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

710/2 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2020

to

31 Dec 2020

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

335/77 Hobsons Road Kensington VIC 3031	\$575,000	30-Oct-20
302/1 Ascot Vale Road Flemington VIC 3031	\$600,000	26-Nov-20
907/188 Ballarat Road Footscray VIC 3011	\$568,563	09-Nov-20

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: 29 January 2021



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**335/77 Hobsons Road Kensington
VIC 3031**

Sold Price

\$575,000

Sold Date **30-Oct-20**

2 2 1

Distance **0.69km**



**302/1 Ascot Vale Road Flemington
VIC 3031**

Sold Price

\$600,000

Sold Date **26-Nov-20**

2 2 1

Distance **1.72km**



**907/188 Ballarat Road Footscray
VIC 3011**

Sold Price

\$568,563

Sold Date **09-Nov-20**

2 2 1

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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