

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

2108/1 WARDE STREET 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

Other

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 2025

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

| | | |
|---------------------------------------|-----------|-----------|
| 1001/2 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$610,000 | 02-Dec-24 |
| 1210/2 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$560,000 | 26-Mar-25 |
| 1401/2 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$606,000 | 20-Jan-25 |

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: 28 May 2025



1001/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price

\$610,000 Sold Date **02-Dec-24**

2 2 1

Distance **0.22km**



1210/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price

\$560,000 Sold Date **26-Mar-25**

2 2 1

Distance **0.22km**



1401/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price

\$606,000 Sold Date **20-Jan-25**

2 2 1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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