

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

705/1 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2024

to

30 Jun 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

704/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$525,000	12-Apr-25
504/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$510,000	27-Feb-25
704/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$525,000	21-Feb-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: 07 July 2025



704/5 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$525,000** Sold Date **12-Apr-25**

2 2 1

Distance **0.13km**



504/5 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$510,000** Sold Date **27-Feb-25**

2 2 -

Distance **0.13km**



704/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$525,000** Sold Date **21-Feb-25**

2 2 1

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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