

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

1104/8 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

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 2023

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

712/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$595,000	26-Aug-23
2405/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$637,000	27-Oct-23
908/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$632,000	01-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: 10 November 2023

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712/2 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$595,000** Sold Date **26-Aug-23**

 2  2  1

Distance **0km**



2405/6 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price ^{RS} **\$637,000** ^{UN} Sold Date **27-Oct-23**

 2  2  1

Distance **0.1km**



908/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price ^{RS} **\$632,000** Sold Date **01-Nov-23**

 2  2  1

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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