

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

1902/8 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

\$555,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2022

to

31 Mar 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

2704/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	16-Nov-22
1501/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$610,000	31-Mar-23
201/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$590,000	03-Mar-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: 11 April 2023

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**2704/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$600,000** Sold Date **16-Nov-22**

Distance **0km**



**1501/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 2  2  1

Sold Price ^{RS} **\$610,000** Sold Date **31-Mar-23**

Distance **0km**



**201/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 2  2  1

Sold Price ^{RS} **\$590,000** Sold Date **03-Mar-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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