

# 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

204/7 Joseph Road, Footscray Vic 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$680,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb Footscray

Period - From 15/10/2023 to 14/10/2024 Source REIV

### 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 six 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
1	308/8 Joseph Rd FOOTSCRAY 3011	\$840,000	02/10/2024
2	408/8 Joseph Rd FOOTSCRAY 3011	\$880,000	24/09/2024
3	406/8 Joseph Rd FOOTSCRAY 3011	\$680,000	15/07/2024

**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 six months.~~

This Statement of Information was prepared on: 29 November 2024

204/7 Joseph Road, Footscray Vic 3011



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$650,000 - \$680,000

**Median Unit Price**

15/10/2023 - 14/10/2024: \$525,000

## Comparable Properties



**308/8 Joseph Rd FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$840,000

**Method:** Private Sale

**Date:** 02/10/2024

**Property Type:** Apartment



**408/8 Joseph Rd FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 24/09/2024

**Property Type:** Unit



**406/8 Joseph Rd FOOTSCRAY 3011 (REI/VG)**

Agent Comments



**Price:** \$680,000

**Method:** Private Sale

**Date:** 15/07/2024

**Property Type:** Unit

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