

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

1501/8 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

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2022

to

28 Feb 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
1412/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	06-Jul-22
906/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	01-Dec-21

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: 06 March 2023



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

 2  2  1

Sold Price

\$600,000

Sold Date

16-Nov-22

Distance

0km



**1412/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 2  2  1

Sold Price

Sold Date

06-Jul-22

Distance

0km



**906/6 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 2  2  1

Sold Price

Sold Date

01-Dec-21

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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