

# 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

203/6 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 \$380,000 & \$410,000

### Median sale price

Median price \$496,000 Property Type Unit Suburb Footscray

Period - From 21/10/2023 to 20/10/2024 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	1519/1 Ascot Vale Rd FLEMINGTON 3031	\$405,000	01/07/2024
2	1304/4 Joseph Rd FOOTSCRAY 3011	\$400,000	27/06/2024
3	12/33 Cumberland Dr MARIBYRNONG 3032	\$411,000	23/05/2024

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:

21/10/2024 10:45



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

21/10/2023 - 20/10/2024: \$496,000

## Comparable Properties



1519/1 Ascot Vale Rd FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 01/07/2024

Property Type: Apartment



1304/4 Joseph Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 27/06/2024

Property Type: Apartment



12/33 Cumberland Dr MARIBYRNONG 3032 (REI/VG)

Agent Comments



Price: \$411,000

Method: Private Sale

Date: 23/05/2024

Property Type: Apartment