

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

1304D/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)

Price between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2021

to

30 Nov 2022

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

2507/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$625,000	28-Jul-22
1206/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$631,000	18-Jul-22
2704/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	22-Nov-22

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: 19 December 2022

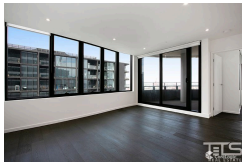


2507/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$625,000** Sold Date **28-Jul-22**

Distance **0.04km**



1206/5 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$631,000** Sold Date **18-Jul-22**

Distance **0.14km**



2704/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price ^{RS} **\$600,000** Sold Date **22-Nov-22**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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