

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

904/8 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 2024

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

1104/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$588,000	17-Jan-24
312/20 PIER LANE MARIBYRNONG VIC 3032	\$595,000	23-Dec-23
1304/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$590,000	21-Aug-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: 14 March 2024



1104/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price

\$588,000 Sold Date **17-Jan-24**

2 2 1

Distance **0.1km**



312/20 PIER LANE MARIBYRNONG VIC 3032 Sold Price

^{RS} **\$595,000** Sold Date **23-Dec-23**

2 2 1

Distance **1.82km**



1304/8 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$590,000 Sold Date **21-Aug-23**

2 2 1

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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