

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

1605/8 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

\$570,000

&

\$600,000

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

| | | |
|---------------------------------------|-----------|-----------|
| 712/2 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$595,000 | 26-Aug-23 |
| 1304/8 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$590,000 | 21-Aug-23 |
| 1104/8 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$588,000 | 17-Jan-24 |

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: 13 March 2024



712/2 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$595,000

Sold Date **26-Aug-23**

 2  2  1

Distance

0km



1304/8 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$590,000

Sold Date **21-Aug-23**

 2  2  1

Distance

0.04km



1104/8 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

\$588,000

Sold Date **17-Jan-24**

 2  2  1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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