

## 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

308/8 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2023

to

31 Mar 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

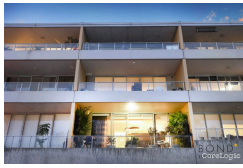
Date of sale

4/2 SALTRIVER PLACE FOOTSCRAY VIC 3011	\$865,000	19-Jul-23
118/1 MORELAND STREET FOOTSCRAY VIC 3011	\$890,000	25-Nov-23
18/55 MORELAND STREET FOOTSCRAY VIC 3011	\$861,000	04-Mar-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: 29 April 2024



## 4/2 SALTRIVER PLACE FOOTSCRAY VIC 3011

3 2 1

Sold Price **\$865,000** Sold Date **19-Jul-23**

Distance **0.25km**



## 118/1 MORELAND STREET FOOTSCRAY VIC 3011

3 2 2

Sold Price **\$890,000** Sold Date **25-Nov-23**

Distance **0.28km**



## 18/55 MORELAND STREET FOOTSCRAY VIC 3011

3 2 2

Sold Price **\$861,000** Sold Date **04-Mar-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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