

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

1304/4 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

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

1808/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$425,000	03-Jun-23
104A/48 COWPER STREET FOOTSCRAY VIC 3011	\$445,000	03-Jul-23
915/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$430,000	29-Nov-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: 11 April 2024



**1808/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$425,000** Sold Date **03-Jun-23**

Distance **0km**



**104A/48 COWPER STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$445,000** Sold Date **03-Jul-23**

Distance **0.51km**



**915/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

 1  1  1

Sold Price **\$430,000** Sold Date **29-Nov-23**

Distance **3km**



**109/8 NORTH STREET ASCOT
VALE VIC 3032**

 1  1  1

Sold Price ^{RS} **\$450,000** Sold Date **09-Feb-24**

Distance **3.07km**



**6/41 MORELAND STREET
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$428,000** Sold Date **14-Jun-23**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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