### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	306/4 Joseph Road, Footscray Vic 3011
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000	&	\$650,000
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#### Median sale price

Median price	\$480,000	Pro	perty Type	Unit		Suburb	Footscray
Period - From	01/01/2023	to	31/12/2023		Source	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1010/4 Joseph Rd FOOTSCRAY 3011	\$620,000	20/02/2024
2	215/55 Cumberland Dr MARIBYRNONG 3032	\$640,000	15/11/2023
3	312/20 Pier La MARIBYRNONG 3032	\$595,000	23/12/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/03/2024 15:27





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Property Type: Apartment Land Size: 2476 sqm approx

**Agent Comments** 

Contemporary apartment river facing offering 2 beds 2 baths 1 open car space

**Indicative Selling Price** \$595,000 - \$650,000 **Median Unit Price** 

Year ending December 2023: \$480,000

# Comparable Properties



1010/4 Joseph Rd FOOTSCRAY 3011 (REI)





Price: \$620,000 Method: Date: 20/02/2024

Property Type: Apartment

Agent Comments

Contemporary apartment offering 2 beds 2 baths 1 open car space with river and city facing views



215/55 Cumberland Dr MARIBYRNONG 3032

(REI/VG)







Price: \$640,000 Method: Private Sale Date: 15/11/2023

Property Type: Apartment

Agent Comments

Similar level above ground contemporary apartment offering 2 beds 2 baths 1 open car space with river and suburban facing views



312/20 Pier La MARIBYRNONG 3032 (REI)



Price: \$595.000 Method: Private Sale Date: 23/12/2023

Rooms: 3 Property Type: Apartment Land Size: 86 sqm approx Agent Comments

Similar level above ground contemporary apartment offering 2 beds 2 baths 1 open car

space with river facing views

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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