

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

306/4 Joseph Road, Footscray Vic 3011

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$480,000 Property 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	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 comparable properties 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



 2  2  1

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)

 2  2  1

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)

 2  2  1

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)

 2  2  1

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