

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

406/8 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

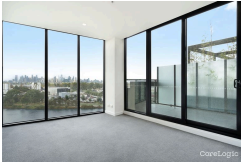
510/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$650,000	10-May-24
1604D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$650,000	20-Dec-23
802D/42 COWPER STREET FOOTSCRAY VIC 3011	\$675,000	20-May-24

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: 04 June 2024

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510/4 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price

^{RS} **\$650,000** ^{UN}

Sold Date **10-May-24**

 2  2  -

Distance **0km**



1604D/4 TANNERY WALK FOOTSCRAY VIC 3011

Sold Price

\$650,000

Sold Date **20-Dec-23**

 2  2  -

Distance **0.26km**



802D/42 COWPER STREET FOOTSCRAY VIC 3011

Sold Price

^{RS} **\$675,000**

Sold Date **20-May-24**

 2  1  1

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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