

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

608/8 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

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

| | | |
|--|-----------|-----------|
| 508/8 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$950,000 | 18-Jul-23 |
| 1911/1 WARDE STREET FOOTSCRAY VIC 3011 | \$990,000 | 20-Mar-24 |
| 118/1 MORELAND STREET FOOTSCRAY VIC 3011 | \$890,000 | 25-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: 24 June 2024



508/8 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price **\$950,000** Sold Date **18-Jul-23**

3 2 2

Distance **0km**



1911/1 WARDE STREET FOOTSCRAY VIC 3011 Sold Price **\$990,000** Sold Date **20-Mar-24**

3 2 2

Distance **0.23km**



118/1 MORELAND STREET FOOTSCRAY VIC 3011 Sold Price **\$890,000** Sold Date **25-Nov-23**

3 2 2

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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