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	904/8 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	$595,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	Unit	Suburb	Footscray
Period-from	01 Feb 2024	to	31 Jan 2025	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
1003/8 JOSEPH ROAD FOOTSCRAY VIC 3011	$575,000	13-Jan-25
1801/8 JOSEPH ROAD FOOTSCRAY VIC 3011	$580,000	25-Nov-24
16/53 WHITEHALL STREET FOOTSCRAY VIC 3011	$575,000	11-Nov-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: 28 February 2025

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1003/8 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price RS **$575,000** Sold Date **13-Jan-25**

Distance **0km**



1801/8 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **$580,000** Sold Date **25-Nov-24**

Distance **0km**



16/53 WHITEHALL STREET FOOTSCRAY VIC 3011

2 1 -

Sold Price **$575,000** Sold Date **11-Nov-24**

Distance **0.66km**

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

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