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<br>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 $575,000 & $625,000

## Median sale price

Median price $515,000 Property Type Unit Suburb Footscray

Period - From 25/03/2023 to 24/03/2024 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 | 1109/4 Joseph Rd FOOTSCRAY 3011 | $630,000 | 27/09/2023 |
| 2 | 1414/2 Joseph Rd FOOTSCRAY 3011 | $590,000 | 08/03/2024 |
| 3 | 1104/8 Joseph Rd FOOTSCRAY 3011 | $588,000 | 17/01/2024 |

**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: 25/03/2024 15:04

# 306/4 Joseph Road, Footscray Vic 3011

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2 2 1

**Property Type:** Strata Unit/Flat
**Land Size:** 2476 sqm approx

**Indicative Selling Price**
$575,000 - $625,000
**Median Unit Price**
25/03/2023 - 24/03/2024: $515,000

Agent Comments

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

## Comparable Properties



**1109/4 Joseph Rd FOOTSCRAY 3011 (REI/VG)**

2 2 1

**Price:** $630,000
**Method:** Private Sale
**Date:** 27/09/2023
**Rooms:** 3
**Property Type:** Apartment

Agent Comments

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



**1414/2 Joseph Rd FOOTSCRAY 3011 (REI)**

2 2 1

**Price:** $590,000
**Method:** Private Sale
**Date:** 08/03/2024
**Property Type:** Apartment

Agent Comments

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



**1104/8 Joseph Rd FOOTSCRAY 3011 (REI/VG)**

2 2 1

**Price:** $588,000
**Method:** Private Sale
**Date:** 17/01/2024
**Property Type:** Unit

Agent Comments

Contemporary apartment offering 2 beds 2 baths 1 open car space with suburban and race course facing views



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