

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

1506/4 Joseph Rd, 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 \$575,000

or range between

Median sale price

Median price \$500,000

Property type apartment

Suburb Footscray 3011

Period - From 01/09/2022

to

31/08/2023

Source REA

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
712/2 Joseph Road, Footscray, Vic 3011	\$595,000	26 Aug 2023
1304/8 Joseph Road, Footscray, Vic 3011	\$590,000	10 Aug 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: 4/09/2023 16:00