

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

118/1 MORELAND STREET 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2022

to

31 Oct 2023

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

12/1 SALTRIVER PLACE FOOTSCRAY VIC 3011	\$860,000	21-Apr-23
203/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$815,000	02-Aug-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: 13 November 2023



12/1 SALTRIVER PLACE FOOTSCRAY VIC 3011

 3  2  1

Sold Price **\$860,000** Sold Date **21-Apr-23**

Distance **0.13km**



203/8 JOSEPH ROAD FOOTSCRAY VIC 3011

 2  2  2

Sold Price **\$815,000** Sold Date **02-Aug-23**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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