

## 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

14/31 MORELAND STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$484,313

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2022

to

30 Jun 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

1035/18 ALBERT STREET FOOTSCRAY VIC 3011	\$491,000	17-Jun-23
1301/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$470,000	19-Jan-23
12/49 HYDE STREET FOOTSCRAY VIC 3011	\$500,000	10-Jun-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: 28 July 2023



**1035/18 ALBERT STREET  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

<sup>RS</sup> **\$491,000**

Sold Date

**17-Jun-23**

Distance

**0.94km**



**1301/8 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

**\$470,000**

Sold Date

**19-Jan-23**

Distance

**0.27km**



**12/49 HYDE STREET FOOTSCRAY  
VIC 3011**

2 1 1

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date

**10-Jun-23**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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