

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

207/21 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

\$650,000

&

\$695,000

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

618/1 MORELAND STREET FOOTSCRAY VIC 3011	\$675,000	20-May-23
802/1 MORELAND STREET FOOTSCRAY VIC 3011	\$685,000	17-Apr-23
720/1 MORELAND STREET FOOTSCRAY VIC 3011	\$670,000	23-Apr-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: 17 November 2023



**618/1 MORELAND STREET
FOOTSCRAY VIC 3011**

3 2 2

Sold Price **\$675,000** Sold Date **20-May-23**

Distance **0.12km**



**802/1 MORELAND STREET
FOOTSCRAY VIC 3011**

2 2 2

Sold Price **\$685,000** Sold Date **17-Apr-23**

Distance **0.12km**



**720/1 MORELAND STREET
FOOTSCRAY VIC 3011**

3 2 2

Sold Price **\$670,000** Sold Date **23-Apr-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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