

## 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

216/1 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

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2023

to

30 Apr 2024

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

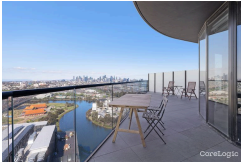
Date of sale

2605/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$760,000	17-Feb-24
106/1 MORELAND STREET FOOTSCRAY VIC 3011	\$750,000	08-May-24

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 May 2024



## 2605/6 JOSEPH ROAD FOOTSCRAY VIC 3011

 2  2  -

Sold Price <sup>RS</sup> **\$760,000** Sold Date **17-Feb-24**

Distance **0.25km**



## 106/1 MORELAND STREET FOOTSCRAY VIC 3011

 3  2  2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **08-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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