

29/31 Moreland Street, Footscray Vic 3011



1 Bed 1 Bath 1 Car
Property Type: Apartment
Indicative Selling Price
 \$400,000 - \$420,000
Median House Price
 Year ending March 2024: \$485,000

Comparable Properties



1609/6 Joseph Road, Footscray 3011 (REI)
1 Bed 1 Bath 1 Car
Price: \$410,000
Method: Private Sale
Date: 03/04/2024
Property Type: Apartment
Agent Comments: Modern one bedroom apartment with comparable accommodation.



203/27 Victoria Street, Footscray 3011 (REI)
1 Bed 1 Bath 1 Car
Price: \$407,000
Method: Sold Before Auction
Date: 20/020/024
Property Type: Apartment
Agent Comments: Modern one bedroom apartment with comparable accommodation.



118/71 Henry Street, Kensington 3031 (REI/VG)
1 Bed 1 Bath 1 Car
Price: \$395,000
Method: Private Sale
Date: 17/01/2024
Property Type: Apartment
Agent Comments: Modern one bedroom apartment with comparable accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

29/31 Moreland Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$420,000

Median sale price

Median price \$485,000 Unit x Suburb Footscray

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales

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
1609/6 Joseph Road, FOOTSCRAY 3011	\$410,000	03/04/2024
203/27 Victoria Street, FOOTSCRAY 3011	\$407,000	20/02/2024
118/71 Henry Street, KENSINGTON 3031	\$395,000	17/01/2024

This Statement of Information was prepared on:

17/04/2024 21:02