

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

404/21 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

\$700,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

105/21 MORELAND STREET FOOTSCRAY VIC 3011	\$730,000	18-Sep-23
1601E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$739,000	-
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: 07 June 2024



**105/21 MORELAND STREET
FOOTSCRAY VIC 3011**

3 2 2

Sold Price **\$730,000** Sold Date **18-Sep-23**

Distance **0.04km**



**1601E/6 TANNERY WALK
FOOTSCRAY VIC 3011**

- - -

Sold Price **\$739,000** Sold Date **-**

Distance **0.26km**



**106/1 MORELAND STREET
FOOTSCRAY VIC 3011**

3 2 2

Sold Price ^{RS} **\$750,000** Sold Date **08-May-24**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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