

## 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

718/1 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

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2023

to

31 Aug 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

406/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$680,000	15-Jul-24
802D/42 COWPER STREET FOOTSCRAY VIC 3011	\$675,000	06-May-24
403A/48 COWPER STREET FOOTSCRAY VIC 3011	\$660,000	23-Jul-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: 26 September 2024



**406/8 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$680,000** Sold Date **15-Jul-24**

2 2 1

Distance **0.25km**



**802D/42 COWPER STREET FOOTSCRAY VIC 3011** Sold Price **\$675,000** Sold Date **06-May-24**

2 1 1

Distance **0.38km**



**403A/48 COWPER STREET FOOTSCRAY VIC 3011** Sold Price <sup>RS</sup> **\$660,000** Sold Date **23-Jul-24**

2 1 1

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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