

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

815/1 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2022

to

30 Jun 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

301/21 MORELAND STREET FOOTSCRAY VIC 3011	\$375,000	31-Mar-23
303/21 MORELAND STREET FOOTSCRAY VIC 3011	\$375,000	06-Feb-23
1505/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$396,000	14-Mar-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 July 2023



301/21 MORELAND STREET FOOTSCRAY VIC 3011

1
 1
 1

Sold Price **\$375,000** Sold Date **31-Mar-23**

Distance **0.12km**



303/21 MORELAND STREET FOOTSCRAY VIC 3011

1
 1
 1

Sold Price Sold Date **06-Feb-23**

Distance **0.12km**



1505/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

1
 1
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Sold Price **\$396,000** Sold Date **14-Mar-23**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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