

## 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

201/21 MORELAND STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

311/21 MORELAND STREET FOOTSCRAY VIC 3011	\$397,000	07-Jan-25
6/31 MORELAND STREET FOOTSCRAY VIC 3011	\$440,000	04-Jun-24
7/31 MORELAND STREET FOOTSCRAY VIC 3011	\$428,000	04-Apr-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: 05 March 2025



**311/21 MORELAND STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$397,000** Sold Date **07-Jan-25**

Distance **0km**



**6/31 MORELAND STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$440,000** Sold Date **04-Jun-24**

Distance **0km**



**7/31 MORELAND STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$428,000** Sold Date **04-Apr-24**

Distance **0km**

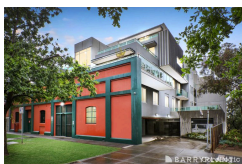


**16/31 MORELAND STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$430,000** Sold Date **17-May-24**

Distance **0km**



**7/41 MORELAND STREET  
FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$442,000** Sold Date **12-Nov-24**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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