

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

904/1 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 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

3/195 BUCKLEY STREET SEDDON VIC 3011	\$720,000	17-Mar-24
28/18 MAWBAY STREET KENSINGTON VIC 3031	\$718,000	14-Mar-24
2/150 HYDE STREET YARRAVILLE VIC 3013	\$715,000	29-Jun-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: 23 August 2024

DYNAMIC

RESIDENTIAL

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**3/195 BUCKLEY STREET SEDDON
VIC 3011**

Sold Price

\$720,000

Sold Date

17-Mar-24

 2  1  1

Distance

1.78km



**28/18 MAWBAY STREET
KENSINGTON VIC 3031**

Sold Price

\$718,000

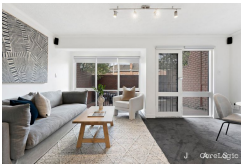
Sold Date

14-Mar-24

 2  1  1

Distance

1.83km



**2/150 HYDE STREET YARRAVILLE
VIC 3013**

Sold Price

^{RS}
\$715,000

Sold Date

29-Jun-24

 2  1  1

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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