

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

411/1 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2023

to

29 Feb 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

809/1 MORELAND STREET FOOTSCRAY VIC 3011	\$520,000	25-Sep-23
401/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$495,000	23-Jan-24
202/61 DROOP STREET FOOTSCRAY VIC 3011	\$500,000	24-Dec-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: 18 March 2024


**809/1 MORELAND STREET
FOOTSCRAY VIC 3011**
 2
  2
  1

 Sold Price **\$520,000** Sold Date **25-Sep-23**

 Distance **0.04km**

**401/6 JOSEPH ROAD FOOTSCRAY
VIC 3011**
 2
  2
  1

 Sold Price **\$495,000** Sold Date **23-Jan-24**

 Distance **0.19km**

**202/61 DROOP STREET
FOOTSCRAY VIC 3011**
 2
  2
  1

 Sold Price **\$500,000** Sold Date **24-Dec-23**

 Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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