

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

225/1 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2021

to

31 May 2022

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

421/1 MORELAND STREET FOOTSCRAY VIC 3011	\$600,000	26-Jun-21
906/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	01-Dec-21
904/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$600,000	20-Jan-22

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: 07 June 2022



**421/1 MORELAND STREET
FOOTSCRAY VIC 3011**

Sold Price

\$600,000

Sold Date

26-Jun-21



2



2



1

Distance

-



**906/6 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

Sold Date

01-Dec-21



2



2



1

Distance

-



**904/5 JOSEPH ROAD FOOTSCRAY
VIC 3011**

Sold Price

Sold Date

20-Jan-22



2



2



1

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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