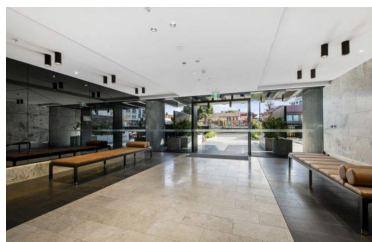


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 MORELAND STREET, FOOTSCRAY,

3 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$625,000 to \$650,000

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$505,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



523/1 MORELAND ST, FOOTSCRAY, VIC 3011

3 2 2

Sale Price

\$660,000

Sale Date: 15/07/2023

Distance from Property: 0m



618/1 MORELAND ST, FOOTSCRAY, VIC 3011

3 2 2

Sale Price

\$675,000

Sale Date: 20/05/2023

Distance from Property: 0m



720/1 MORELAND ST, FOOTSCRAY, VIC 3011

3 2 2

Sale Price

\$670,000

Sale Date: 23/04/2023

Distance from Property: 0m



This report has been compiled on 26/10/2023 by Stockdale & Leggo South Morang|Mernda. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

FOOTSCRAY, VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$625,000 to \$650,000

Median sale price

Median price

\$505,000

Property type

Unit

Suburb

FOOTSCRAY

Period

01 October 2022 to 30 September 2023

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

523/1 MORELAND ST, FOOTSCRAY, VIC 3011	\$660,000	15/07/2023
618/1 MORELAND ST, FOOTSCRAY, VIC 3011	\$675,000	20/05/2023
720/1 MORELAND ST, FOOTSCRAY, VIC 3011	\$670,000	23/04/2023

This Statement of Information was prepared on:

26/10/2023