

## 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

40 MOORE 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

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

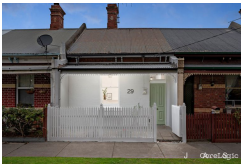
Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 29 BUNBURY STREET FOOTSCRAY VIC 3011 | \$830,000 | 20-Jul-24 |
| 19 GALLANT STREET FOOTSCRAY VIC 3011 | \$890,000 | 11-Jul-24 |
| 29 RAILWAY PLACE FOOTSCRAY VIC 3011  | \$815,000 | 11-May-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: 06 August 2024



29 BUNBURY STREET FOOTSCRAY Sold Price <sup>RS</sup> \$830,000 Sold Date 20-Jul-24  
VIC 3011  
2 1 - Distance 0.6km



19 GALLANT STREET FOOTSCRAY Sold Price <sup>RS</sup> \$890,000 Sold Date 11-Jul-24  
VIC 3011  
2 1 - Distance 0.46km



29 RAILWAY PLACE FOOTSCRAY Sold Price \$815,000 Sold Date 11-May-24  
VIC 3011  
2 1 - Distance 0.31km

RS = Recent sale UN = Undisclosed Sale

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