

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

619/1 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 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

16/41 MORELAND STREET FOOTSCRAY VIC 3011	\$430,000	16-Jun-24
409/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$382,000	23-Apr-24
1304/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$400,000	27-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: 20 October 2024



**16/41 MORELAND STREET
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$430,000** Sold Date **16-Jun-24**

Distance **0.15km**



**409/5 JOSEPH ROAD FOOTSCRAY
 VIC 3011**

 1  1  1

Sold Price **\$382,000** Sold Date **23-Apr-24**

Distance **0.16km**



**1304/4 JOSEPH ROAD
 FOOTSCRAY VIC 3011**

 1  1  1

Sold Price **\$400,000** Sold Date **27-Jun-24**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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