

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

303/21 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2022

to

31 Dec 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

2/31 MORELAND STREET FOOTSCRAY VIC 3011	\$382,000	17-Dec-22
811/1 MORELAND STREET FOOTSCRAY VIC 3011	\$375,000	04-Oct-22
202/21 VICTORIA STREET FOOTSCRAY VIC 3011	\$380,000	15-Sep-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: 20 January 2023



2/31 MORELAND STREET FOOTSCRAY VIC 3011

1 1 -

Sold Price

^{RS}

\$382,000

Sold Date

17-Dec-22

Distance

0km



811/1 MORELAND STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

\$375,000

Sold Date

04-Oct-22

Distance

0.12km



202/21 VICTORIA STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

\$380,000

Sold Date

15-Sep-22

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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