

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

212/1 Moreland Street, Footscray Vic 3011

Indicative selling price

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

Range between \$400,000 & \$420,000

Median sale price

Median price \$445,000

Property Type Unit

Suburb Footscray

Period - From 01/04/2019

to 30/06/2019

Source REIV

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 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
1	5/158 Barkly St FOOTSCRAY 3011	\$455,000	09/08/2019
2	9/33 Cumberland Dr MARIBYRNONG 3032	\$410,000	07/05/2019
3	508/250 Barkly St FOOTSCRAY 3011	\$330,000	20/05/2019

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 six months.~~

This Statement of Information was prepared on:

23/09/2019 09:45



Rooms: 2

Property Type: Apartment

Agent Comments

1 bedroom apartment with views of the CBD and open plan kitchen/dining.



Comparable Properties



5/158 Barkly St FOOTSCRAY 3011 (REI)



Price: \$455,000

Method: Sold Before Auction

Date: 09/08/2019

Property Type: Apartment

Agent Comments

1 bedroom apartment with no parking in Central Footscray, cool building with a warehouse style to it.



9/33 Cumberland Dr MARIBYRNONG 3032 (REI/VG)



Price: \$410,000

Method: Private Sale

Date: 07/05/2019

Rooms: 3

Property Type: Apartment

Agent Comments

Maribyrnong address, but a similar property with a view. May be a touch larger, but has no train line or close proximity to PT.



508/250 Barkly St FOOTSCRAY 3011 (VG)



Price: \$330,000

Method: Sale

Date: 20/05/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Older 1 bedroom apartment in Central Footscray.