

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

203/21 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2019

to

30 Sep 2020

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

820/18 Albert Street Footscray VIC 3011	\$350,000	20-Sep-19
708/90 Buckley Street Footscray VIC 3011	\$362,000	16-Jun-20
301/41 Victoria Street Footscray VIC 3011	\$370,000	06-Jun-19

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: 17 October 2020



820/18 Albert Street Footscray VIC 3011

Sold Price

\$350,000

Sold Date

20-Sep-19



1



1



1

Distance

0.94km



708/90 Buckley Street Footscray VIC 3011

Sold Price

\$362,000

Sold Date

16-Jun-20



1



1



1

Distance

1.17km



301/41 Victoria Street Footscray VIC 3011

Sold Price

\$370,000

Sold Date

06-Jun-19



1



1



1

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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