

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 406/1 MORELAND STREET, FOOTSCRAY

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$700,000

or range between

Median sale price

Median price \$455,000

Property type APARTMENT

Suburb FOOTSCRAY

Period - From 1 JULY 2019

to

30 SEPT 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. 22/162 STOCKMANS WAY, KENSINGTON	\$675,000	22 JUNE 2019
2. 620/1 MORELAND STREET, FOOTSCRAY	\$715,000	1 JUNE 2019
3. 201/1 MORELAND STREET, FOOTSCRAY	\$635,000	16 AUG 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: 18 NOVEMBER 2019