

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

2/31 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2021

to

31 Oct 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

28/31 MORELAND STREET FOOTSCRAY VIC 3011	\$405,000	28-Mar-22
1007/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$400,000	16-Sep-22
12 SWALLOW LANE FOOTSCRAY VIC 3011	\$400,000	16-Dec-21

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: 25 November 2022



28/31 MORELAND STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

\$405,000

Sold Date

28-Mar-22

Distance

0km

VS. 02



1007/5 JOSEPH ROAD FOOTSCRAY VIC 3011

1 1 -

Sold Price

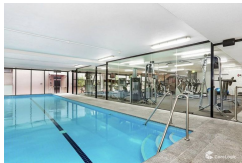
\$400,000

Sold Date

16-Sep-22

Distance

0.27km



12 SWALLOW LANE FOOTSCRAY VIC 3011

1 1 1

Sold Price

Sold Date

16-Dec-21

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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