

## 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

913/1 MORELAND STREET FOOTSCRAY VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$360,000

&

\$375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

106/41 VICTORIA STREET FOOTSCRAY VIC 3011	\$368,000	01-Oct-24
18/75 DROOP STREET FOOTSCRAY VIC 3011	\$360,000	11-Oct-24
612/1 WARDE STREET FOOTSCRAY VIC 3011	\$360,000	16-Sep-24

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: 03 March 2025



**106/41 VICTORIA STREET  
FOOTSCRAY VIC 3011**

1 1 1

Sold Price **\$368,000** Sold Date **01-Oct-24**

Distance **1.35km**



**18/75 DROOP STREET FOOTSCRAY  
VIC 3011**

1 1 1

Sold Price **\$360,000** Sold Date **11-Oct-24**

Distance **1.32km**



**612/1 WARDE STREET FOOTSCRAY  
VIC 3011**

1 1 -

Sold Price Sold Date **16-Sep-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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