

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

402/1 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

\$638,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2018

to

31 Oct 2019

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

201/1 Moreland Street Footscray VIC 3011	\$635,000	16-Aug-19
403/1 Moreland Street Footscray VIC 3011	\$570,000	08-Oct-19
510/1 Moreland Street Footscray VIC 3011	\$565,000	19-Aug-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: 01 November 2019

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**201/1 Moreland Street Footscray
VIC 3011**
 2  2  2

Sold Price

\$635,000

Sold Date

16-Aug-19

Distance

-


**403/1 Moreland Street Footscray
VIC 3011**
 2  2  1

Sold Price

\$570,000

Sold Date

08-Oct-19

Distance

-

Notes from your agent

\$570k Inferior due to car space


**510/1 Moreland Street Footscray
VIC 3011**
 2  2  1

Sold Price

\$565,000

Sold Date

19-Aug-19

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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