

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

214/1 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

or range
between

\$375,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2022

to

31 May 2023

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

303/21 MORELAND STREET FOOTSCRAY VIC 3011	\$375,000	06-Feb-23
1208/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$405,000	10-May-23
301/21 MORELAND STREET FOOTSCRAY VIC 3011	\$375,000	31-Mar-23

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: 02 June 2023



303/21 MORELAND STREET FOOTSCRAY VIC 3011

 1  1  1

Sold Price

\$375,000

Sold Date **06-Feb-23**

Distance

0.12km



1208/5 JOSEPH ROAD FOOTSCRAY VIC 3011

 1  1  1

Sold Price

^{RS} **\$405,000**

Sold Date **10-May-23**

Distance

0.16km



301/21 MORELAND STREET FOOTSCRAY VIC 3011

 1  1  1

Sold Price

\$375,000

Sold Date **31-Mar-23**

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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