

# 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

3/55 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)

range between

\$660,000

&

\$720,000

### Median sale price

Median price

\$550,000

Property type

Unit

Suburb

Footscray

Period - From

01/01/2024

to

31/12/2024

Source



PropTrack

### 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
904/1 Moreland St, Footscray, VIC 3011	\$680,000	23/09/2024
216/1 Moreland Street, Footscray, VIC 3011	\$690,000	19/09/2024
901B/8 Falcon Court, Footscray, VIC 3011	\$700,000	26/09/2024

**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: 09/01/2025