

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

103/1 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,000

Property type

Unit

Suburb

Footscray

Period-from

01 Dec 2023

to

30 Nov 2024

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

1604/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$611,500	03-Apr-18
104/21 MORELAND STREET FOOTSCRAY VIC 3011	\$630,000	09-Oct-24
501/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$630,000	31-Oct-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: 10 December 2024



**1604/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

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Sold Price **\$611,500** Sold Date **03-Apr-18**

Distance **0.25km**



**104/21 MORELAND STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$630,000** Sold Date **09-Oct-24**

Distance **0.12km**



**501/8 JOSEPH ROAD FOOTSCRAY
VIC 3011**

2 2 1

Sold Price ^{RS} **\$630,000** Sold Date **31-Oct-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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