

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 502/21 MORELAND STREET, FOOTSCRAY, VIC 3011


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$700,000.00 to \$750,000.00

Median sale price

Median price \$379,000 House ☐ Unit ☒ Suburb FOOTSCRAY

Period 01 October 2016 to 30 September 2017 Source 

Comparable property sales

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
305/21 MORELAND ST, FOOTSCRAY, VIC 3011	*\$691,000	04/09/2017
306/1 MORELAND ST, FOOTSCRAY, VIC 3011	\$670,000	06/07/2017
18/55 MORELAND ST, FOOTSCRAY, VIC 3011	\$855,000	17/06/2017

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



502/21 MORELAND STREET, FOOTSCRAY, 3 1 2

Indicative Selling Price

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Provided by: Dion Clemmens, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$379,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



305/21 MORELAND ST, FOOTSCRAY, VIC 3011 3 2 2

Sale Price

***\$691,000**

Sale Date: 04/09/2017

Distance from Property: 0m



306/1 MORELAND ST, FOOTSCRAY, VIC 3011 3 2 2

Sale Price

\$670,000

Sale Date: 06/07/2017

Distance from Property: 81m



18/55 MORELAND ST, FOOTSCRAY, VIC 3011 3 2 2

Sale Price

\$855,000

Sale Date: 17/06/2017

Distance from Property: 272m

This report has been compiled on 03/11/2017 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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