

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

70 Moreland Street, Footscray Vic 3011

Indicative selling price

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

Range between \$940,000 & \$980,000

Median sale price

Median price \$907,500 House X Unit Suburb Footscray

Period - From 01/01/2018 to 31/12/2018 Source REIV

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
1	77 Geelong Rd FOOTSCRAY 3011	\$1,020,000	11/02/2019
2	41 Railway Pl FOOTSCRAY 3011	\$997,000	23/02/2019
3	57 Lynch St FOOTSCRAY 3011	\$950,000	23/03/2019

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.



3 1 2

Rooms: 4

Property Type: House (Res)

Land Size: 452 sqm approx

Agent Comments

Single fronted home on a large allotment of 452m2

Comparable Properties



77 Geelong Rd FOOTSCRAY 3011 (REI/VG)

3 1 2

Price: \$1,020,000

Method: Private Sale

Date: 11/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Single fronted home on less land, but more renovated

41 Railway Pl FOOTSCRAY 3011 (REI)

3 2 1

Price: \$997,000

Method: Auction Sale

Date: 23/02/2019

Rooms: 4

Property Type: House

Land Size: 177 sqm approx

Agent Comments

Single fronted home on significantly less land, but more renovated



57 Lynch St FOOTSCRAY 3011 (REI)

3 1 1

Price: \$950,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 5

Property Type: House (Res)

Agent Comments

Single fronted home on less land, but more renovated