

## 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

1/41 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)

Single price

\$590,000

#### Median sale price

Median price

\$410,000

House

Unit

X

Suburb

Footscray

Period - From

01/07/2018

to

30/09/2018

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	3/41-43 Moreland St FOOTSCRAY 3011	\$575,500	10/10/2018
2	602/60 Speakmen St KENSINGTON 3031	\$571,000	03/09/2018
3	101/22-26 Leonard Cr ASCOT VALE 3032	\$567,000	07/08/2018

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$590,000  
**Median Unit Price**  
September quarter 2018: \$410,000

## Comparable Properties



**3/41-43 Moreland St FOOTSCRAY 3011 (REI)** Agent Comments



**Price:** \$575,500  
**Method:** Private Sale  
**Date:** 10/10/2018  
**Rooms:** -  
**Property Type:** Apartment



**602/60 Speakmen St KENSINGTON 3031 (REI/VG)** Agent Comments



**Price:** \$571,000  
**Method:** Private Sale  
**Date:** 03/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**101/22-26 Leonard Cr ASCOT VALE 3032 (REI/VG)** Agent Comments



**Price:** \$567,000  
**Method:** Private Sale  
**Date:** 07/08/2018  
**Rooms:** -  
**Property Type:** Apartment