

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

322/1 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

401/250 BARKLY STREET FOOTSCRAY VIC 3011	\$550,000	15-Nov-24
808/1 WARDE STREET FOOTSCRAY VIC 3011	\$530,000	15-Nov-24
1310/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$525,000	12-Nov-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: 03 March 2025

DYNAMIC

R E S I D E N T I A L

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401/250 BARKLY STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

\$550,000

Sold Date

15-Nov-24

Distance

1.11km



808/1 WARDE STREET FOOTSCRAY VIC 3011

 2  2  1

Sold Price

\$530,000

Sold Date

15-Nov-24

Distance

0.22km



1310/2 JOSEPH ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

\$525,000

Sold Date

12-Nov-24

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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