

## 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

41 MOORE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$984,500

Property type

House

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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 22 RYAN STREET FOOTSCRAY VIC 3011      | \$1,250,000 | 02-Dec-24 |
| 10 BEECH STREET FOOTSCRAY VIC 3011     | \$1,050,000 | 05-Oct-24 |
| 56 LIVERPOOL STREET FOOTSCRAY VIC 3011 | \$1,120,000 | 19-Feb-25 |

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: 06 March 2025



### 22 RYAN STREET FOOTSCRAY VIC 3011

Sold Price

RS

\$1,250,000

Sold Date

02-Dec-24



3



3



1

Distance

0.11km



### 10 BEECH STREET FOOTSCRAY VIC 3011

Sold Price

\$1,050,000

Sold Date

05-Oct-24



3



2



2

Distance

1.77km



### 56 LIVERPOOL STREET FOOTSCRAY VIC 3011

Sold Price

RS

\$1,120,000

Sold Date

19-Feb-25



3



2



-

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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