

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

908/1 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

\$670,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2024

to

31 Dec 2024

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

216/1 MORELAND STREET FOOTSCRAY VIC 3011	\$690,000	19-Sep-24
604/1 MORELAND STREET FOOTSCRAY VIC 3011	\$690,000	23-Jul-24
718/1 MORELAND STREET FOOTSCRAY VIC 3011	\$695,000	07-Oct-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: 15 January 2025



216/1 MORELAND STREET FOOTSCRAY VIC 3011

2 2 2

Sold Price **\$690,000** Sold Date **19-Sep-24**

Distance **0km**



604/1 MORELAND STREET FOOTSCRAY VIC 3011

3 2 2

Sold Price Sold Date **23-Jul-24**

Distance **0km**



718/1 MORELAND STREET FOOTSCRAY VIC 3011

3 2 2

Sold Price **\$695,000** Sold Date **07-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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