

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

913/1 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

\$360,000

&

\$375,000

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

106/41 VICTORIA STREET FOOTSCRAY VIC 3011	\$368,000	01-Oct-24
18/75 DROOP STREET FOOTSCRAY VIC 3011	\$360,000	11-Oct-24
612/1 WARDE STREET FOOTSCRAY VIC 3011	\$360,000	16-Sep-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



106/41 VICTORIA STREET FOOTSCRAY VIC 3011

 1  1  1

Sold Price

\$368,000

Sold Date

01-Oct-24

Distance

1.35km



18/75 DROOP STREET FOOTSCRAY VIC 3011

 1  1  1

Sold Price

\$360,000

Sold Date

11-Oct-24

Distance

1.32km



612/1 WARDE STREET FOOTSCRAY VIC 3011

 1  1  -

Sold Price

Sold Date

16-Sep-24

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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