

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

711/1 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 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

913/1 MORELAND STREET FOOTSCRAY VIC 3011	\$368,000	18-Mar-25
409/240 BARKLY STREET FOOTSCRAY VIC 3011	\$278,000	11-Feb-25
201/21 MORELAND STREET FOOTSCRAY VIC 3011	\$390,000	08-May-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: 23 May 2025


**913/1 MORELAND STREET
FOOTSCRAY VIC 3011**

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 Sold Price **\$368,000** Sold Date **18-Mar-25**

 Distance **0km**

**409/240 BARKLY STREET
FOOTSCRAY VIC 3011**

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 Sold Price **\$278,000** Sold Date **11-Feb-25**

 Distance **1.08km**

**201/21 MORELAND STREET
FOOTSCRAY VIC 3011**

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 Sold Price ^{RS} **\$390,000** Sold Date **08-May-25**

 Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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