

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

511/1 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

\$520,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Flats

Suburb

Footscray

Period-from

01 Dec 2020

to

30 Nov 2021

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

309/12 Napier Street Footscray VIC 3011	\$585,000	01-Jun-21
301/12 Napier Street Footscray VIC 3011	\$585,000	02-Jun-21
421/1 Moreland Street Footscray VIC 3011	\$600,000	26-Jun-21

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: 13 December 2021



309/12 Napier Street Footscray VIC 3011 Sold Price **\$585,000** Sold Date **01-Jun-21**

 2  2  1

Distance **0.51km**



301/12 Napier Street Footscray VIC 3011 Sold Price Sold Date **02-Jun-21**

 2  2  1

Distance **0.51km**



421/1 Moreland Street Footscray VIC 3011 Sold Price **\$600,000** Sold Date **26-Jun-21**

 2  2  1

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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