

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

411/1 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2022

to

31 Jul 2023

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

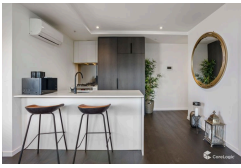
Date of sale

| | | |
|--|-----------|-----------|
| 1306/5 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$555,000 | 01-Jul-23 |
| 2002/6 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$575,000 | 04-Jun-23 |
| 422/1 MORELAND STREET FOOTSCRAY VIC 3011 | \$600,000 | 05-Apr-23 |

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: 29 August 2023



**1306/5 JOSEPH ROAD
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price

\$555,000

Sold Date

01-Jul-23

Distance

0.16km



**2002/6 JOSEPH ROAD
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price

\$575,000

Sold Date

04-Jun-23

Distance

0.25km



**422/1 MORELAND STREET
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price

\$600,000

Sold Date

05-Apr-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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