

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

618/1 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2022

to

31 Mar 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

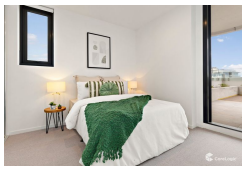
Date of sale

704E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$620,000	23-Jan-23
607D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$723,000	10-Mar-23
1104E/18 HOPKINS STREET FOOTSCRAY VIC 3011	\$680,000	-

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: 27 April 2023



704E/6 TANNERY WALK FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$620,000** Sold Date **23-Jan-23**

Distance **0.19km**



607D/4 TANNERY WALK FOOTSCRAY VIC 3011

3 2 1

Sold Price ^{RS} **\$723,000** ^{UN} Sold Date **10-Mar-23**

Distance **0.19km**



1104E/18 HOPKINS STREET FOOTSCRAY VIC 3011

3 2 2

Sold Price **\$680,000** Sold Date **-**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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