

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

3/4 SALTRIVER PLACE 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 2024

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

718/1 MORELAND STREET FOOTSCRAY VIC 3011	\$695,000	10-Oct-24
108/21 MORELAND STREET FOOTSCRAY VIC 3011	\$720,000	05-Apr-24
305/21 MORELAND STREET FOOTSCRAY VIC 3011	\$730,000	04-Jul-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: 15 October 2024



718/1 MORELAND STREET FOOTSCRAY VIC 3011

 3  2  2

Sold Price

^{RS}

\$695,000

Sold Date

10-Oct-24

Distance

0km



108/21 MORELAND STREET FOOTSCRAY VIC 3011

 3  2  2

Sold Price

\$720,000

Sold Date

05-Apr-24

Distance

0.12km



305/21 MORELAND STREET FOOTSCRAY VIC 3011

 3  2  2

Sold Price

\$730,000

Sold Date

04-Jul-23

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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