







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$410,000 - \$451,000 **Median Unit Price** March quarter 2017: \$468,500

Comparable Properties



8/102 Cross St WEST FOOTSCRAY 3012 (REI) Agent Comments

-2





Price: \$480.000

Method: Sold Before Auction

Date: 31/05/2017 Rooms: 4

Property Type: Apartment



1/23 Pickett St FOOTSCRAY 3011 (REI)

-2







Price: \$440,000 Method: Private Sale Date: 01/05/2017

Rooms: 4

Property Type: Apartment



1/78 Droop St FOOTSCRAY 3011 (REI)







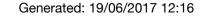
Price: \$435,000 Method: Auction Sale Date: 10/06/2017 Rooms: 4

Property Type: Unit

Agent Comments

Agent Comments

Account - Avion Properties | P: 03 9317 6500







Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$410,000	&	\$451,000

Median sale price

Median price	\$468,500		Unit X	Sub	ourb	Footscray
Period - From	01/01/2017	to	31/03/2017	Source	REIV	

Comparable property sales

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
8/102 Cross St WEST FOOTSCRAY 3012	\$480,000	31/05/2017
1/23 Pickett St FOOTSCRAY 3011	\$440,000	01/05/2017
1/78 Droop St FOOTSCRAY 3011	\$435,000	10/06/2017





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