

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**17 SOUDAN ROAD, WEST FOOTSCRAY,**

3
 1
 3

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$870,000 to \$950,000**

Provided by: Aaron Aruliah, Sweeney Inner West

MEDIAN SALE PRICE

**WEST FOOTSCRAY, VIC, 3012****Suburb Median Sale Price (House)****\$922,500**

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**2 WEST ST, WEST FOOTSCRAY, VIC 3012**

3
 1
 1

Sale Price**\$942,500**

Sale Date: 14/10/2017

Distance from Property: 1.3km

**3 ELPHINSTONE ST, WEST FOOTSCRAY, VIC**

3
 1
 1

Sale Price**\$895,000**

Sale Date: 22/11/2017

Distance from Property: 707m

**48 KHARTOUM ST, WEST FOOTSCRAY, VIC**

3
 1
 4

Sale Price**\$930,000**

Sale Date: 25/11/2017

Distance from Property: 263m



This report has been compiled on 07/05/2018 by Sweeney Inner West. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.