

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

51 Summerhill Road, Footscray Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$950,000

House

X

Unit

Suburb

Footscray

Period - From

01/07/2018

to

30/09/2018

Source

REIV

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 six 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
1	43 Everard St FOOTSCRAY 3011	\$826,000	14/07/2018
2	10 Busch St WEST FOOTSCRAY 3012	\$800,000	14/09/2018
3	3 May St FOOTSCRAY 3011	\$760,000	20/09/2018

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 six months.



2
 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 457 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median House Price

September quarter 2018: \$950,000

Comparable Properties

43 Everard St FOOTSCRAY 3011 (REI/VG)

Agent Comments

3
 1
 2

Price: \$826,000

Method: Auction Sale

Date: 14/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 302 sqm approx

10 Busch St WEST FOOTSCRAY 3012 (REI)

Agent Comments

3
 2
 2

Price: \$800,000

Method: Sold Before Auction

Date: 14/09/2018

Rooms: 5

Property Type: House

Land Size: 466 sqm approx

3 May St FOOTSCRAY 3011 (VG)

Agent Comments

3
 -
 -

Price: \$760,000

Method: Sale

Date: 20/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 350 sqm approx