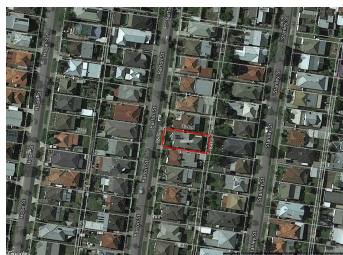


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 BARTON STREET, WEST FOOTSCRAY, 4 1 2

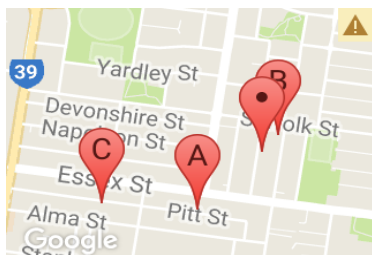
Indicative Selling Price

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

Price Range: \$900,000 to \$975,000

Provided by: Chris Reaper, Jas Stephens Real Estate Yarraville

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (House)

\$910,000

01 October 2017 to 31 December 2017

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.



12 PITT ST, WEST FOOTSCRAY, VIC 3012 3 1 2

Sale Price

***\$915,000**

Sale Date: 25/11/2017

Distance from Property: 295m



2 STANLEY ST, WEST FOOTSCRAY, VIC 3012 3 1 -

Sale Price

***\$952,500**

Sale Date: 31/10/2017

Distance from Property: 82m



65 PITT ST, WEST FOOTSCRAY, VIC 3012 3 1 1

Sale Price

***\$871,000**

Sale Date: 29/10/2017

Distance from Property: 558m



This report has been compiled on 24/01/2018 by Jas Stephens Real Estate Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 BARTON STREET, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Price Range:

\$900,000 to \$975,000

Median sale price

Median price

\$910,000

House

X

Unit


Suburb

WEST FOOTSCRAY

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
12 PITT ST, WEST FOOTSCRAY, VIC 3012	*\$915,000	25/11/2017
2 STANLEY ST, WEST FOOTSCRAY, VIC 3012	*\$952,500	31/10/2017
65 PITT ST, WEST FOOTSCRAY, VIC 3012	*\$871,000	29/10/2017