

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**8 ERROL STREET, FOOTSCRAY, VIC 3011**  4  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$995,000 to \$1,094,000**

Provided by: Aaron Aruliah, Sweeney Estate Agents Footscray

## MEDIAN SALE PRICE

**FOOTSCRAY, VIC, 3011**

Suburb Median Sale Price (House)

**\$875,250**

01 April 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.

**138 ESSEX ST, WEST FOOTSCRAY, VIC 3012**  4  2  2

Sale Price

**\$1,080,000**

Sale Date: 27/11/2017

Distance from Property: 1.6km

**13 BARTON ST, WEST FOOTSCRAY, VIC 3012**  4  1  3

Sale Price

**\*\$1,096,000**

Sale Date: 24/02/2018

Distance from Property: 2km

**54 ESSEX ST, FOOTSCRAY, VIC 3011**  3  1  1

Sale Price

**\$1,095,000**

Sale Date: 11/11/2017

Distance from Property: 966m

This report has been compiled on 26/04/2018 by Sweeney Estate Agents Footscray. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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