

STATEMENT OF INFORMATION

8/51 NAPIER STREET, FOOTSCRAY, VIC 3011

PREPARED BY DEAN JOHNSON, SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/51 NAPIER STREET, FOOTSCRAY, VIC

2 1 1

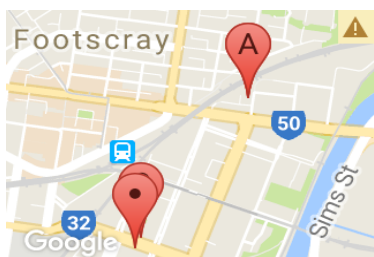
Indicative Selling Price

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

Price Range: \$350,000 to \$380,000

Provided by: Dean Johnson, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$395,000

01 January 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.



8 WHITEHALL ST, FOOTSCRAY, VIC 3011

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Sale Price

***\$360,000**

Sale Date: 21/02/2018

Distance from Property: 655m



3/8 WHITEHALL ST, FOOTSCRAY, VIC 3011

2 1 1

Sale Price

***\$360,000**

Sale Date: 21/02/2018

Distance from Property: 655m



54 NAPIER ST, FOOTSCRAY, VIC 3011

2 - -

Sale Price

\$375,000

Sale Date: 15/11/2017

Distance from Property: 45m



This report has been compiled on 28/03/2018 by Sweeney Estate Agents 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

8/51 NAPIER STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$350,000 to \$380,000

Median sale price

Median price

\$395,000

House

Unit

X

Suburb

FOOTSCRAY

Period

01 January 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
8 WHITEHALL ST, FOOTSCRAY, VIC 3011	*\$360,000	21/02/2018
3/8 WHITEHALL ST, FOOTSCRAY, VIC 3011	*\$360,000	21/02/2018
54 NAPIER ST, FOOTSCRAY, VIC 3011	\$375,000	15/11/2017