

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

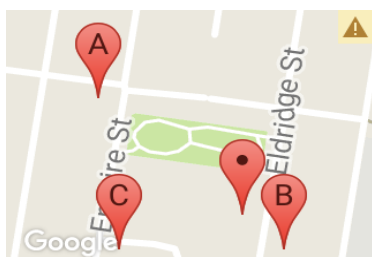
**8/7-9 ELDRIDGE STREET, FOOTSCRAY,**

2
 1
 1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$300,000 to \$330,000**

Provided by: Aaron Aruliah, Sweeney Estate Agents Footscray

MEDIAN SALE PRICE

**FOOTSCRAY, VIC, 3011**

Suburb Median Sale Price (Unit)

\$405,000

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.

**2/17 EMPIRE ST, FOOTSCRAY, VIC 3011**

2
 1
 1

Sale Price**\$320,000**

Sale Date: 16/01/2018

Distance from Property: 157m

**6/6 ELDRIDGE ST, FOOTSCRAY, VIC 3011**

2
 1
 1

Sale Price**\$330,000**

Sale Date: 09/12/2017

Distance from Property: 46m

**8/4 EMPIRE ST, FOOTSCRAY, VIC 3011**

2
 1
 1

Sale Price**\$315,000**

Sale Date: 24/11/2017

Distance from Property: 105m



This report has been compiled on 26/04/2018 by Sweeney Estate Agents Footscray. 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.