

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for Sale

Address Including suburb and postcode

509/1-11 Moreland Street, Footscray VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 498,000

or range between \$

&

\$

### Median sale price

Median price \$ 385,000

\*House

\*unit X

Suburb  
or locality

FOOTSCRAY

Period - From

2017 Q2

to

2017 Q2

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 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. 22/155 Gordon Street, Footscray	\$ 435,000	16/08/2017
2. 16/23 Pickett Street, Footscray	\$ 440,000	20/07/2017
3. 6 Swallow Lane, Footscray	\$ 485,000	22/06/2017

OR

**B\*** **Either** 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\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.