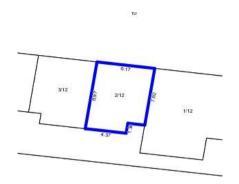
hockingstuart

Alex Huynh 0416 082 401 ahuynh@hockingstuart.com.au

Indicative Selling Price \$500,000 - \$520,000 **Median Unit Price** Year ending June 2017: \$435,000



Agent Comments



Comparable Properties



3/1 Carmichael St WEST FOOTSCRAY 3012

(REI)

Price: \$530.000 Method: Private Sale Date: 16/04/2017

Rooms: 4

Property Type: Townhouse (Res)

3/10 Greenham St MAIDSTONE 3012 (REI) **4** 2 Price: \$520,000

Method: Auction Sale Date: 01/07/2017 Rooms: 3

Property Type: Apartment Land Size: 126 sqm approx

2/16 Yardley St MAIDSTONE 3012 (REI/VG)

-2



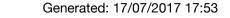


Price: \$505,000 Method: Private Sale Date: 31/01/2017

Property Type: Townhouse (Single)

Rooms: 3

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525







Agent Comments

Agent Comments

Agent Comments



0416 082 401 ahuynh@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	2/12 Eleanor Street, Footscray Vic 3011
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$520,000
			l

Median sale price

Median price	\$435,000		Unit X	Su	ıburb	Footscray
Period - From	01/07/2016	to	30/06/2017	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/1 Carmichael St WEST FOOTSCRAY 3012	\$530,000	16/04/2017
3/10 Greenham St MAIDSTONE 3012	\$520,000	01/07/2017
2/16 Yardley St MAIDSTONE 3012	\$505,000	31/01/2017

