



2 1 1

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

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

## Comparable Properties



**3/1 Carmichael St WEST FOOTSCRAY 3012 (REI)** **Agent Comments**

2 2 1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 16/04/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**3/10 Greenham St MAIDSTONE 3012 (REI)** **Agent Comments**

2 1 1

**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)** **Agent Comments**

2 1 1

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 31/01/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Single)

## 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  
Including suburb and  
postcode

2/12 Eleanor 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)

Range between \$500,000

&amp;

\$520,000

## Median sale price

Median price \$435,000

Unit

X

Suburb

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