

Statement of Information

Internet advertising for 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 34 Lynch Street, Footscray 3011

Indicative selling price

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

(*Enter a single price or range as applicable)

Single price or range between \$800,000 & \$880,000

Median sale price

Median price \$940,000 *House ☒ *Unit ☐ Suburb Footscray

Period - From 1/4/18 to 30/6/18 Source REIV

Comparable property sales

A* 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
1. 7 Windsor Street, Footscray	\$866,500	22/6/18
2. 36 Raleigh Street Footscray	\$835,000	21/4/18
3. 67 Pilgrim Street Seddon	\$800,000	17/7/18