#### 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

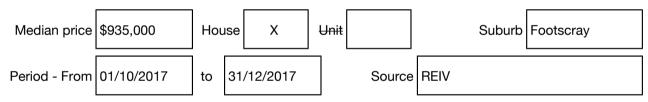
s |36 Raleigh Street, Footscray Vic 3011 d e

#### Indicative selling price

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

Range between	\$750,000	&	\$785,000

#### Median sale price



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

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	50 Buckingham St FOOTSCRAY 3011	\$877,000	22/02/2018
2	510 Barkly St WEST FOOTSCRAY 3012	\$832,000	24/02/2018
3	39 Whitehall St FOOTSCRAY 3011	\$770,000	23/11/2017

#### OR

**B**\* 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.

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart





Rooms: 3 Property Type: House (Res) Land Size: 237 sqm approx Agent Comments Victorian Single Front Indicative Selling Price \$750,000 - \$785,000 Median House Price December quarter 2017: \$935,000

### **Comparable Properties**

50 Buckingham St FOOTSCRAY 3011 (REI) 2 1 1 1 1 Price: \$877,000 Method: Sold Before Auction Date: 22/02/2018 Rooms: 4 Property Type: House Land Size: 149 sqm approx	Agent Comments Renovated Single front in the same location, on slightly smaller land.
510 Barkly St WEST FOOTSCRAY 3012 (REI) 4 2 0 1 Price: \$832,000 Method: Auction Sale Date: 24/02/2018 Rooms: 5 Property Type: House (Res) Land Size: 230 sqm approx	Agent Comments Updated single fronted property on the same land size.
39 Whitehall St FOOTSCRAY 3011 (REI)  Price: \$770,000 Method: Sold Before Auction Date: 23/11/2017 Rooms: - Property Type: House (Res)	Agent Comments Singled fronted property on a busy road.

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