

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

36 Raleigh Street, Footscray Vic 3011

Indicative selling price

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

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

Median sale price

Median price \$935,000 House X Unit Suburb Footscray

Period - From 01/10/2017 to 31/12/2017 Source REIV

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.



2 1

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)

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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 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)

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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.