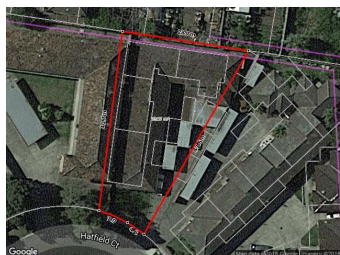


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 HATFIELD COURT, WEST FOOTSCRAY, - - -

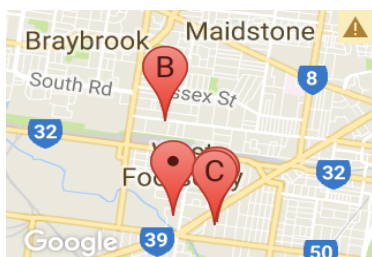
Indicative Selling Price

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

Single Price: **\$232,500**

Provided by: Aaron Aruliah, Sweeney Inner West

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (Unit)

\$365,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



19 BISHOP ST, KINGSVILLE, VIC 3012 1 - -

Sale Price

\$233,000

Sale Date: 09/12/2017

Distance from Property: 584m



14/697 BARKLY ST, WEST FOOTSCRAY, VIC 1 1 1

Sale Price

\$210,000

Sale Date: 09/02/2018

Distance from Property: 1.4km



8/22 BISHOP ST, KINGSVILLE, VIC 3012 1 1 1

Sale Price

\$241,000

Sale Date: 10/02/2018

Distance from Property: 555m



This report has been compiled on 24/05/2018 by Sweeney Inner West. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

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

3 HATFIELD COURT, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Single Price:

\$232,500

Median sale price

Median price

\$365,000

House

Unit

Suburb

WEST FOOTSCRAY

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
19 BISHOP ST, KINGSVILLE, VIC 3012	\$233,000	09/12/2017
14/697 BARKLY ST, WEST FOOTSCRAY, VIC 3012	\$210,000	09/02/2018
8/22 BISHOP ST, KINGSVILLE, VIC 3012	\$241,000	10/02/2018