



2 -

Rooms:
Property Type: House
Land Size: 180 sqm approx
 Agent Comments

Indicative Selling Price
 \$8,000,000 - \$8,500,000
Median House Price
 June quarter 2017: \$947,500

Comparable Properties



75 Macpherson St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 -

Price: \$885,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 267 sqm approx



27 Macpherson St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 -

Price: \$882,000
Method: Sold Before Auction
Date: 28/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 172 sqm approx



53 Lynch St FOOTSCRAY 3011 (VG)

Agent Comments

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Price: \$750,000
Method: Sale
Date: 23/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 294 sqm approx

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

28 Central Avenue, Footscray Vic 3011

Indicative selling price

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

Range between

\$8,000,000

&

\$8,500,000

Median sale price

Median price

\$947,500

House

X

Suburb

Footscray

Period - From

01/04/2017

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
75 Macpherson St FOOTSCRAY 3011	\$885,000	08/04/2017
27 Macpherson St FOOTSCRAY 3011	\$882,000	28/04/2017
53 Lynch St FOOTSCRAY 3011	\$750,000	23/05/2017