

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

~~Single price~~ \$\*  or range between \$650,000 & \$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$974,000 \*House ☒ \*unit  Suburb or locality FOOTSCRAY  
Period - From 1 JAN 2019 to 31 MAR 2019 Source REIV

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

A\* These are the three properties sold within two kilometres/~~five kilometres~~\* of the property for sale in the last six months/~~18 months~~\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

| Address of comparable property   | Price     | Date of sale |
|----------------------------------|-----------|--------------|
| 1. 3 LATROBE STREET, FOOTSCRAY   | \$700,000 | 8 APRIL 2019 |
| 2. 18 STIRLING STREET, FOOTSCRAY | \$623,000 | 4 MAY 2019   |
| 3. 12 ESSEX STREET, FOOTSCRAY    | \$650,000 | 11 MAY 2019  |

OR

B\* ~~Either 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\*.~~

~~Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~

(\*Delete as applicable)