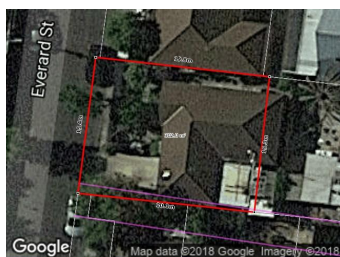


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**43 EVERARD STREET, FOOTSCRAY, VIC**

3
 1
 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$800,000 to \$880,000**

Provided by: Dean Johnson, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE

**FOOTSCRAY, VIC, 3011**

Suburb Median Sale Price (House)

\$850,000

01 January 2018 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.

**4 WALLACE ST, MAIDSTONE, VIC 3012**

3
 1
 1

Sale Price

***\$818,888**

Sale Date: 01/03/2018

Distance from Property: 1.2km

**49 WOLVERHAMPTON ST, FOOTSCRAY, VIC**

3
 1
 1

Sale Price

\$800,000

Sale Date: 19/01/2018

Distance from Property: 539m

**39 SUMMERHILL RD, FOOTSCRAY, VIC 3011**

2
 2
 1

Sale Price

\$865,000

Sale Date: 16/04/2018

Distance from Property: 687m



This report has been compiled on 21/06/2018 by Sweeney Estate Agents Yarraville. 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

43 EVERARD STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$800,000 to \$880,000

Median sale price

Median price

\$850,000

House

X

Unit


Suburb

FOOTSCRAY

Period

01 January 2018 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
4 WALLACE ST, MAIDSTONE, VIC 3012	*\$818,888	01/03/2018
49 WOLVERHAMPTON ST, FOOTSCRAY, VIC 3011	\$800,000	19/01/2018
39 SUMMERHILL RD, FOOTSCRAY, VIC 3011	\$865,000	16/04/2018