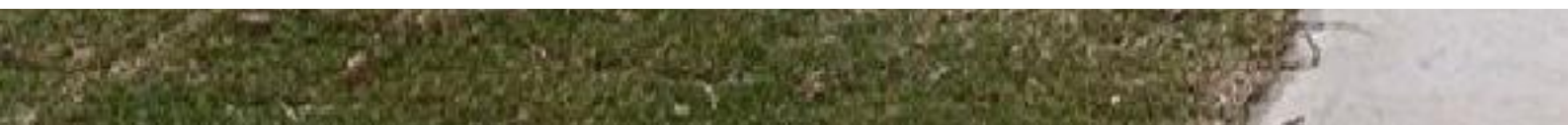




STATEMENT OF INFORMATION

202/64 GEELONG ROAD, FOOTSCRAY, VIC 3011

PREPARED BY CHRISTOPHER PAGE, EMAIL: MAISONPAGE@ATREALTY.COM.AU



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



202/64 GEELONG ROAD, FOOTSCRAY, VIC 2 2 1

Indicative Selling Price

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

Price Range: **500,000 to 550,000**

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$420,000

01 October 2017 to 31 December 2017

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.



737/18 ALBERT ST, FOOTSCRAY, VIC 3011 2 2 1

Sale Price

\$457,500

Sale Date: 23/10/2017

Distance from Property: 530m



60 EDGEWATER BVD, MARIBYRNONG, VIC 2 2 1

Sale Price

***\$508,000**

Sale Date: 18/12/2017

Distance from Property: 1.1km



44 LA SCALA AVE, MARIBYRNONG, VIC 3032 2 2 1

Sale Price

***\$510,000**

Sale Date: 16/12/2017

Distance from Property: 1.9km



This report has been compiled on 01/02/2018 by Christopher Page. 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

202/64 GEELONG ROAD, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

500,000 to 550,000

Median sale price

Median price

\$420,000

House

Unit

X


Suburb

FOOTSCRAY

Period

01 October 2017 to 31 December 2017

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
737/18 ALBERT ST, FOOTSCRAY, VIC 3011	\$457,500	23/10/2017
60 EDGEWATER BVD, MARIBYRNONG, VIC 3032	*\$508,000	18/12/2017
44 LA SCALA AVE, MARIBYRNONG, VIC 3032	*\$510,000	16/12/2017