

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**4/51 Napier Street,  
FOOTSCRAY 3011**

### Indicative selling price

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

**Range \$350,000 - \$385,000**

### Median sale price

Median **Unit** for **FOOT SCRAY** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$405,000**

### 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 the most comparable to the property for sale.

**11/43 Ballarat Road,**  
Footscray 3011

Price **\$430,000** Sold 05  
August 2019

**106/55 Hopkin Street,**  
Footscray 3011

Price **\$400,000** Sold 24 June  
2019

**8/24 Southampton Street,**  
Footscray 3011

Price **\$400,000** Sold 28 May  
2019

This Statement of Information was prepared on 4th Dec 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit

2 beds

1 baths

1 parking

**Ray White Seddon**

156 Victoria Street,  
Seddon VIC 3011

### Contact agents



**Peter Gindy**  
Ray White

0448 778 819

[peter.gindy@raywhite.com](mailto:peter.gindy@raywhite.com)

**RayWhite**