

## 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

43 Railway Place, Footscray Vic 3011

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

Range between \$875,000

&amp;

\$925,000

**Median sale price**

Median price \$958,500

House

X

Unit

Suburb Footscray

Period - From 01/07/2017

to

30/09/2017

Source REIV

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

- A\*** 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
1	44 Macpherson St FOOTSCRAY 3011	\$960,000	08/07/2017
2	17 Dawson Av FOOTSCRAY 3011	\$910,000	21/07/2017
3	233 Gordon St FOOTSCRAY 3011	\$880,000	29/08/2017

**OR**

- B\*** ~~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.~~