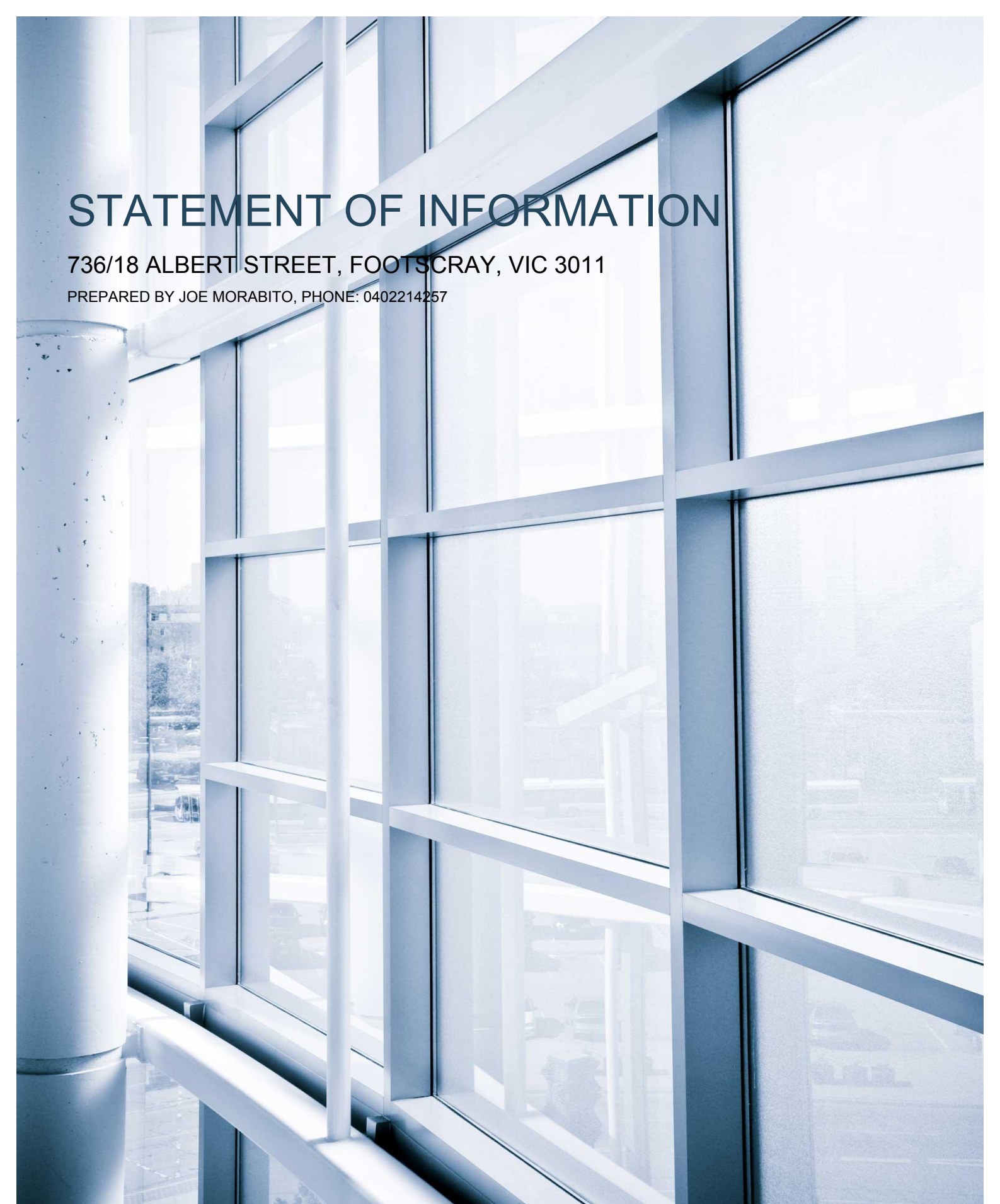




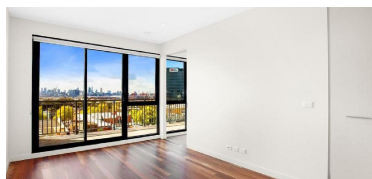
STATEMENT OF INFORMATION

736/18 ALBERT STREET, FOOTSCRAY, VIC 3011

PREPARED BY JOE MORABITO, PHONE: 0402214257

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



736/18 ALBERT STREET, FOOTSCRAY, VIC  2  1  1

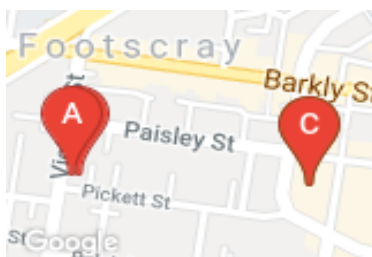
Indicative Selling Price

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

Price Range: \$490,000 to \$520,000

Provided by: Joe Morabito, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$396,000

01 July 2018 to 30 June 2019

Provided by: 

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.



27 VICTORIA ST, FOOTSCRAY, VIC 3011

 2  2  1

Sale Price

***\$475,000**

Sale Date: 08/08/2019

Distance from Property: 389m



111/27 VICTORIA ST, FOOTSCRAY, VIC 3011

 2  2  1

Sale Price

\$475,000

Sale Date: 24/07/2019

Distance from Property: 379m



1020/18 ALBERT ST, FOOTSCRAY, VIC 3011

 2  2  1

Sale Price

\$502,500

Sale Date: 03/05/2019

Distance from Property: 0m



This report has been compiled on 09/09/2019 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

736/18 ALBERT STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$490,000 to \$520,000

Median sale price

Median price

\$396,000

House

Unit

X

Suburb

FOOTSCRAY

Period

01 July 2018 to 30 June 2019

Source

pricfinder

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
27 VICTORIA ST, FOOTSCRAY, VIC 3011	*\$475,000	08/08/2019
111/27 VICTORIA ST, FOOTSCRAY, VIC 3011	\$475,000	24/07/2019
1020/18 ALBERT ST, FOOTSCRAY, VIC 3011	\$502,500	03/05/2019