

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 49 Summerhill Road, Footscray Vic 3011

Indicative selling price

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

Range between \$980,000 & \$1,020,000

Median sale price

Median price \$935,000 House X Unit Suburb Footscray

Period - From 01/10/2017 to 31/12/2017 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	138 Essex St WEST FOOTSCRAY 3012	\$1,080,000	27/11/2017
2	52 Khartoum St WEST FOOTSCRAY 3012	\$1,002,000	07/10/2017
3	88 Summerhill Rd WEST FOOTSCRAY 3012	\$970,000	11/10/2017

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.



3 1 2

Rooms: 4

Property Type: House (Res)

Land Size: 454 sqm approx

Agent Comments

Updated family home situated on a fantastic allotment.

Indicative Selling Price

\$980,000 - \$1,020,000

Median House Price

December quarter 2017: \$935,000

Comparable Properties



138 Essex St WEST FOOTSCRAY 3012 (REI/VG)

4 2 2

Price: \$1,080,000

Method: Sold Before Auction

Date: 27/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 487 sqm approx

Agent Comments

Four bedroom home in a similar location



52 Khartoum St WEST FOOTSCRAY 3012 (REI/VG)

3 1 3

Price: \$1,002,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 6

Property Type: House (Res)

Land Size: 446 sqm approx

Agent Comments

Updated 3 bedroom home

88 Summerhill Rd WEST FOOTSCRAY 3012 (VG)

3 - -

Price: \$970,000

Method: Sale

Date: 11/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 470 sqm approx

Agent Comments

3 bedroom house on the same Road.