

Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

**Date Statement
Created**

19/04/2017

**Date Last
Updated**

29/04/2017

Property offered for sale

Address
Including suburb &
postcode

66 Pitt Street, West Footscray 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Enter a single price OR a range as applicable)

Single price \$825,000

**Or a range
between**

\$

& \$

Median sale price

(*Delete House or Unit as applicable)

Median price \$891,000

House

Suburb

West Footscray

Period: from 01/10/2016

to 31/12/2016

Source

Real Estate Institute of Victoria

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
1. 38 Wellington Street, West Footscray	\$850,000	04/03/2017
2. 67 Devonshire Road, West Footscray	\$798,000	10/12/2016
3. 11 Elphinstone Street, West Footscray	\$820,000	12/11/2016