

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

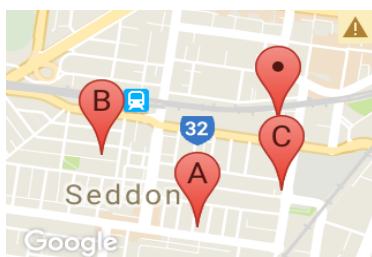
**3/5 SHORT STREET, FOOTSCRAY, VIC**

2
 1
 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$980,000 to \$1,070,000**

MEDIAN SALE PRICE

**FOOTSCRAY, VIC, 3011**

Suburb Median Sale Price (House)

\$875,250

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.

**11 NORTH ST, SEDDON, VIC 3011**

2
 2
 1

Sale Price

\$940,000

Sale Date: 11/11/2017

Distance from Property: 462m

**5 EMMA ST, SEDDON, VIC 3011**

2
 2
 1

Sale Price

\$925,000

Sale Date: 28/02/2018

Distance from Property: 589m

**82 ALBERT ST, SEDDON, VIC 3011**

2
 1
 1

Sale Price

\$1,067,000

Sale Date: 03/03/2018

Distance from Property: 248m



This report has been compiled on 19/04/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

3/5 SHORT STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$980,000 to \$1,070,000

Median sale price

Median price

\$875,250

House

Unit

X

Suburb

FOOTSCRAY

Period

01 April 2017 to 31 March 2018

Source



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
11 NORTH ST, SEDDON, VIC 3011	\$940,000	11/11/2017
5 EMMA ST, SEDDON, VIC 3011	\$925,000	28/02/2018
82 ALBERT ST, SEDDON, VIC 3011	\$1,067,000	03/03/2018