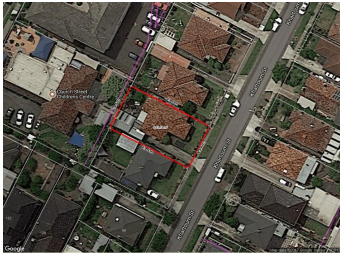


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**52 KHARTOUM STREET, WEST**

3 1 3

**Indicative Selling Price**

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

**Price Range: \$930,000 to \$1,023,000**

Provided by: Danielle Simone, Sweeney Estate Agents Footscray

## MEDIAN SALE PRICE



**WEST FOOTSCRAY, VIC, 3012**

**Suburb Median Sale Price (House)**

**\$869,500**

01 January 2017 to 30 June 2017

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.



**41 DONGOLA RD, WEST FOOTSCRAY, VIC 3012** 4 1 3

**Sale Price**

**\*\$955,000**

Sale Date: 15/07/2017

Distance from Property: 184m



**27 BUSCH ST, WEST FOOTSCRAY, VIC 3012** 4 2 2

**Sale Price**

**\*\$990,000**

Sale Date: 19/08/2017

Distance from Property: 374m



**12 INKERMAN ST, MAIDSTONE, VIC 3012** 3 1 5

**Sale Price**

**\*\$1,005,000**

Sale Date: 22/07/2017

Distance from Property: 822m



This report has been compiled on 04/09/2017 by Sweeney Estate Agents Footscray. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

52 KHARTOUM STREET, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Price Range:

\$930,000 to \$1,023,000

Median sale price

Median price

\$869,500

House

X

Unit


Suburb

WEST FOOTSCRAY

Period

01 January 2017 to 30 June 2017

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
41 DONGOLA RD, WEST FOOTSCRAY, VIC 3012	*\$955,000	15/07/2017
27 BUSCH ST, WEST FOOTSCRAY, VIC 3012	*\$990,000	19/08/2017
12 INKERMAN ST, MAIDSTONE, VIC 3012	*\$1,005,000	22/07/2017