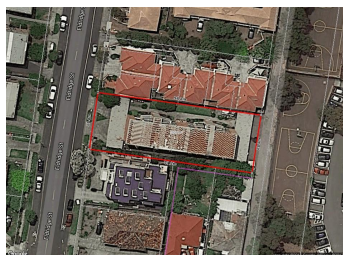


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/6 ELDRIDGE STREET, FOOTSCRAY, VIC  2  1  1

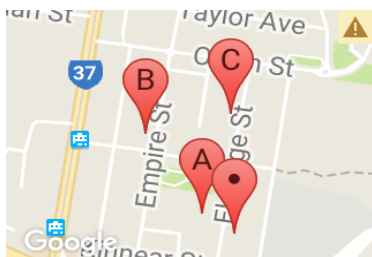
Indicative Selling Price

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

Price Range: \$285,000 to \$310,000

Provided by: Tracey Dean, Sweeney Estate Agents Footscray

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$379,000

01 October 2016 to 30 September 2017

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.



9/7 ELDRIDGE ST, FOOTSCRAY, VIC 3011  2  1  1

Sale Price

\$308,000

Sale Date: 19/06/2017

Distance from Property: 62m



1/21 EMPIRE ST, FOOTSCRAY, VIC 3011  2  1  1

Sale Price

\$310,000

Sale Date: 07/06/2017

Distance from Property: 229m



3/27 ELDRIDGE ST, FOOTSCRAY, VIC 3011  2  1  1

Sale Price

\$300,000

Sale Date: 23/05/2017

Distance from Property: 214m



This report has been compiled on 03/11/2017 by Sweeney Estate Agents Footscray. Property Data Solutions Pty Ltd 2017 - 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

6/6 ELDRIDGE STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$285,000 to \$310,000

Median sale price

Median price

\$379,000

House

Unit

X

Suburb

FOOTSCRAY

Period

01 October 2016 to 30 September 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
9/7 ELDRIDGE ST, FOOTSCRAY, VIC 3011	\$308,000	19/06/2017
1/21 EMPIRE ST, FOOTSCRAY, VIC 3011	\$310,000	07/06/2017
3/27 ELDRIDGE ST, FOOTSCRAY, VIC 3011	\$300,000	23/05/2017