

STATEMENT OF INFORMATION

60 MACPHERSON STREET, FOOTSCRAY, VIC 3011

PREPARED BY NIELS GERAERTS, SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

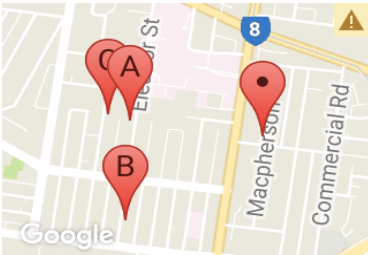
**60 MACPHERSON STREET, FOOTSCRAY,** 3 1 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$900,000 to \$980,000**

Provided by: niels geraerts, Sweeney Estate Agents Yarraville

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.

**62 ELEANOR ST, FOOTSCRAY, VIC 3011**

3 1 1

Sale Price

***\$905,000**

Sale Date: 06/03/2018

Distance from Property: 435m

**105 ELEANOR ST, FOOTSCRAY, VIC 3011**

3 1 -

Sale Price

***\$945,000**

Sale Date: 24/02/2018

Distance from Property: 539m

**21 STAFFORD ST, FOOTSCRAY, VIC 3011**

2 1 -

Sale Price

\$931,000

Sale Date: 16/02/2018

Distance from Property: 510m

This report has been compiled on 30/04/2018 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

60 MACPHERSON STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$900,000 to \$980,000

Median sale price

Median price

\$875,250

House

X

Unit

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
62 ELEANOR ST, FOOTSCRAY, VIC 3011	*\$905,000	06/03/2018
105 ELEANOR ST, FOOTSCRAY, VIC 3011	*\$945,000	24/02/2018
21 STAFFORD ST, FOOTSCRAY, VIC 3011	\$931,000	16/02/2018