

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/102 Cross Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$430,000

&

\$460,000

Median sale price

Median price

\$440,500

Unit

X

Suburb

West Footscray

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
24/44 Everard St FOOTSCRAY 3011	\$450,500	04/03/2017
5/99-101 Summerhill Rd FOOTSCRAY 3011	\$442,000	06/05/2017
1/23 Pickett St FOOTSCRAY 3011	\$440,000	01/05/2017