

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41A ROBERTS STREET, WEST

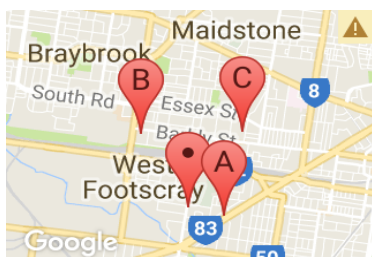
3 1 2

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (House)

\$870,000

01 July 2017 to 31 December 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.



334 GEELONG RD, WEST FOOTSCRAY, VIC

3 1 1

Sale Price

***\$878,000**

Sale Date: 18/11/2017

Distance from Property: 482m



15 ALBERTA ST, WEST FOOTSCRAY, VIC 3012

3 1 2

Sale Price

***\$870,000**

Sale Date: 16/09/2017

Distance from Property: 1.2km



12 MARKET ST, WEST FOOTSCRAY, VIC 3012

3 1 2

Sale Price

***\$850,000**

Sale Date: 22/07/2017

Distance from Property: 1.3km



This report has been compiled on 18/01/2018 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

41A ROBERTS STREET, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Price Range:

Median sale price

Median price

\$870,000

House

X

Unit


Suburb

WEST FOOTSCRAY

Period

01 July 2017 to 31 December 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
334 GEELONG RD, WEST FOOTSCRAY, VIC 3012	*\$878,000	18/11/2017
15 ALBERTA ST, WEST FOOTSCRAY, VIC 3012	*\$870,000	16/09/2017
12 MARKET ST, WEST FOOTSCRAY, VIC 3012	*\$850,000	22/07/2017