

STATEMENT OF INFORMATION

11/17 GORDON STREET, FOOTSCRAY, VIC 3011

PREPARED BY DION CLEMMENS, SWEENEY ESTATE AGENTS YARRAVILLE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11/17 GORDON STREET, FOOTSCRAY, VIC  2  1  1

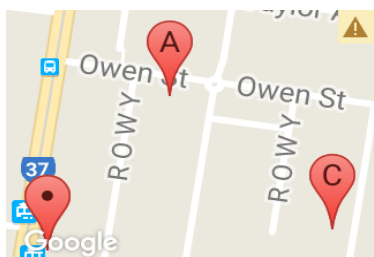
Indicative Selling Price

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

Price Range: \$330,000 to \$350,000

Provided by: Dion Clemmens, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$380,000

01 January 2017 to 31 December 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.



13/11 OWEN ST, FOOTSCRAY, VIC 3011

 2  1  1

Sale Price

***\$335,000**

Sale Date: 14/12/2017

Distance from Property: 170m



10/17 GORDON ST, FOOTSCRAY, VIC 3011

 2  1  1

Sale Price

***\$355,000**

Sale Date: 23/10/2017

Distance from Property: 0m



1/25 ELDRIDGE ST, FOOTSCRAY, VIC 3011

 2  1  1

Sale Price

***\$332,000**

Sale Date: 14/10/2017

Distance from Property: 233m



This report has been compiled on 07/02/2018 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

11/17 GORDON STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$330,000 to \$350,000

Median sale price

Median price

\$380,000

House

Unit

X


Suburb

FOOTSCRAY

Period

01 January 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
13/11 OWEN ST, FOOTSCRAY, VIC 3011	*\$335,000	14/12/2017
10/17 GORDON ST, FOOTSCRAY, VIC 3011	*\$355,000	23/10/2017
1/25 ELDRIDGE ST, FOOTSCRAY, VIC 3011	*\$332,000	14/10/2017