

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18/204 BALLARAT ROAD, FOOTSCRAY,**

2 1 1

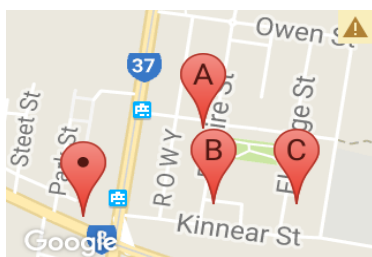
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$330,000**

Provided by: Aaron Aruliah, Sweeney Inner West

## MEDIAN SALE PRICE



**FOOTSCRAY, VIC, 3011**

Suburb Median Sale Price (Unit)

**\$405,000**

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.



**2/17 EMPIRE ST, FOOTSCRAY, VIC 3011**

2 1 1

Sale Price

**\$320,000**

Sale Date: 16/01/2018

Distance from Property: 253m



**8/4 EMPIRE ST, FOOTSCRAY, VIC 3011**

2 1 1

Sale Price

**\$315,000**

Sale Date: 24/11/2017

Distance from Property: 215m



**6/6 ELDRIDGE ST, FOOTSCRAY, VIC 3011**

2 1 1

Sale Price

**\$330,000**

Sale Date: 09/12/2017

Distance from Property: 349m



This report has been compiled on 08/05/2018 by Sweeney Inner West. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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