

# 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 27/44 EVERARD STREET, FOOTSCRAY 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$430,000 & \$470,000

### Median sale price

Median price \$455,000 Property type APARTMENT Suburb FOOTSCRAY

Period - From 1 JULY 2019 to 30 SEPT 2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1. 745/18 ALBERT STREET, FOOTSCRAY 3011	\$450,000	19 SEPT 2019
2. 11/43-45 BALLARAT ROAD, FOOTSCRAY 3011	\$430,000	5 AUG 2019
3. 401/90 BUCKLEY STREET, FOOTSCRAY 3011	\$450,000	11 SEPT 2019

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 30 OCTOBER 2019