

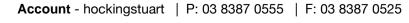
Fernando Costa 03 8387 0555 0413 664 133 fcosta@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47A							AF of the Estate Agents Act 1980			
Property offere	d for s	ale									
Address Including suburb and postcode		36 Pickett S	Street, Foo	tscray	Vic 30	11					
Indicative selli	ng pric	e									
For the meaning	of this p	rice see con	sumer.vic	.gov.aı	u/unde	erquoting					
Range between \$1,40		0,000	&		\$1,	500,000					
Median sale pr	ice										
Median price	\$933,00	0 Ho	use X		Unit			Suburb	Foot	scray	
Period - From	od - From 01/10/2017 to 30/09/2018					Source	REI	EIV			
Comparable pr	operty	sales (*De	elete A or	B be	low a	s applica	ble)				
	hat the	estate agen						operty for sale o be most cor			
Address of comparable property								Price		Date of sale	
1											
2											
3											
OR											
B* The esta	te agent	t or agent's	representa	ative re	asona	bly believe	s tha	t fewer than t	hree o	comparable	

properties were sold within two kilometres of the property for sale in the last six months.







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> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price

Year ending September 2018: \$933,000





Property Type: House
Land Size: 507 sqm approx

Agent Comments

No comparable sales have been recorded over or within the last 6 months in the Footscray activity zone, having the same size block of land.

Comparable Properties

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.

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