

# Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

<b>Date Statement First Produced</b>	20/06/2017	<b>Date Statement Last Updated</b>	20/06/2017
--	------------	--	------------

## Property offered for sale

<b>Address</b> Including suburb & postcode	27 Leander Street, Footscray 3011
---	-----------------------------------

## Indicative selling price

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

<b>Single price</b>	\$	<b>Or a range between</b>	\$850,000	<b>&amp;</b>	\$900,000
---------------------	----	-------------------------------	-----------	--------------	-----------

## Median sale price

(\*Delete House or Unit as applicable)

<b>Median price</b>	\$888,000	<b>House</b>	<b>Suburb</b>	Footscray	
<b>Period: from</b>	1/1/17	<b>to</b>	31/3/17	<b>Source</b>	Real Estate Institute of Victoria

## Comparable property sales (\*Delete A and the table 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. 88 Victoria Street, Footscray 3011	\$875,000	18/3/17
2. 27 Macpherson Street, Footscray 3011	\$882,000	28/4/17
3. 75 Macpherson Street, Footscray 3011	\$885,000	8/4/17

OR

**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.