

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

1/10 Swan Street, Footscray Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$720,000

Median sale price

Median price \$933,000

House

X

Unit

Suburb Footscray

Period - From 01/10/2017

to

30/09/2018

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	2/66 Kingsville St KINGSVILLE 3012	\$732,000	29/05/2018
2	1/88 Suffolk St MAIDSTONE 3012	\$730,000	27/09/2018
3	19b Braid St WEST FOOTSCRAY 3012	\$720,000	06/08/2018

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.



3 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$720,000

Median House Price
Year ending September 2018: \$933,000

Comparable Properties



2/66 Kingsville St KINGSVILLE 3012 (REI/VG) **Agent Comments**

3 1 1

Price: \$732,000
Method: Private Sale
Date: 29/05/2018
Rooms: -
Property Type: Townhouse (Single)



1/88 Suffolk St MAIDSTONE 3012 (REI) **Agent Comments**

3 2 2

Price: \$730,000
Method: Private Sale
Date: 27/09/2018
Rooms: 5
Property Type: Townhouse (Res)

19b Braid St WEST FOOTSCRAY 3012 (VG) **Agent Comments**

3 - -

Price: \$720,000
Method: Sale
Date: 06/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 256 sqm approx