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REAL ESTATE

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Statement of Information

1/20 HEWITT AVENUE, FOOTSCRAY, VIC 3011

Prepared by Alex Liu, First National Real Estate Janssen & Co



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/20 HEWITT AVENUE, FOOTSCRAY, VIC

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$750,000 to \$800,000

Provided by: Alex Liu, First National Real Estate Janssen & Co

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (House)

\$878,000

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.



20 TITCH ST, FOOTSCRAY, VIC 3011

3 2 1

Sale Price

***\$675,500**

Sale Date: 14/04/2018

Distance from Property: 1.4km



20/26 PARK ST, FOOTSCRAY, VIC 3011

3 2 1

Sale Price

***\$635,000**

Sale Date: 17/03/2018

Distance from Property: 1.3km



20 HOCKING ST, FOOTSCRAY, VIC 3011

3 2 2

Sale Price

\$810,000

Sale Date: 15/11/2017

Distance from Property: 288m



This report has been compiled on 28/04/2018 by First National Real Estate Janssen & Co. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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18/20 HEWITT AVE, FOOTSCRAY, VIC

3 2 2

Sale Price

\$815,000

Sale Date: 21/10/2017

Distance from Property: 57m



24 HOCKING ST, FOOTSCRAY, VIC 3011

3 2 2

Sale Price

****\$815,000**

Sale Date: 07/04/2018

Distance from Property: 291m



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/20 HEWITT AVENUE, FOOTSCRAY, VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$750,000 to \$800,000

Median sale price

Median price

\$878,000

House

Unit

X

Suburb

FOOTSCRAY

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
20 TITCH ST, FOOTSCRAY, VIC 3011	*\$675,500	14/04/2018
20/26 PARK ST, FOOTSCRAY, VIC 3011	*\$635,000	17/03/2018
20 HOCKING ST, FOOTSCRAY, VIC 3011	\$810,000	15/11/2017
18/20 HEWITT AVE, FOOTSCRAY, VIC 3011	\$815,000	21/10/2017

24 HOCKING ST, FOOTSCRAY, VIC 3011	**\$815,000	07/04/2018
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