



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending March 2017: \$426,250

Comparable Properties



11/54 Napier St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$337,000

Method: Private Sale

Date: 28/04/2017

Rooms: 2

Property Type: Apartment



5/4 Edward St SEDDON 3011 (REI)

Agent Comments



Price: \$322,500

Method: Auction Sale

Date: 17/06/2017

Rooms: 2

Property Type: Apartment



6/248 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$315,000

Method: Sold Before Auction

Date: 19/05/2017

Rooms: 4

Property Type: Apartment

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

4/99 Cowper Street, Footscray Vic 3011

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$426,250

Unit X

Suburb Footscray

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11/54 Napier St FOOTSCRAY 3011	\$337,000	28/04/2017
5/4 Edward St SEDDON 3011	\$322,500	17/06/2017
6/248 Gordon St FOOTSCRAY 3011	\$315,000	19/05/2017