

## 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

13 Newman Drive, Footscray Vic 3011

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$540,000

&

\$580,000

#### Median sale price

Median price

\$468,500

Unit

X

Suburb

Footscray

Period - From

01/01/2017

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 |
|----------------------------------------|-----------|--------------|
| 3/80 Wellington St WEST FOOTSCRAY 3012 | \$575,000 | 13/01/2017   |
| 20 Aliwal St WEST FOOTSCRAY 3012       | \$540,000 | 28/04/2017   |
| 18 Aliwal St WEST FOOTSCRAY 3012       | \$540,000 | 04/05/2017   |