

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/204 BALLARAT ROAD, FOOTSCRAY, VIC  2  1  1

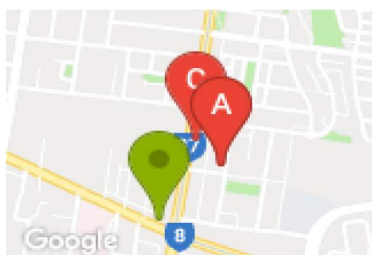
Indicative Selling Price

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

Price Range: **\$305,000 to \$325,000**

Provided by: Media Department, Sweeney Inner West

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$400,000

01 October 2018 to 30 September 2019

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.



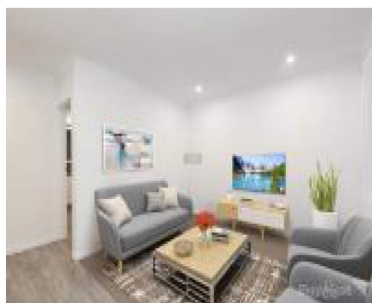
5/21 EMPIRE ST, FOOTSCRAY, VIC 3011  2  1  1

Sale Price

***\$305,000**

Sale Date: 31/08/2019

Distance from Property: 287m



6/21 EMPIRE ST, FOOTSCRAY, VIC 3011  2  1  1

Sale Price

\$320,000

Sale Date: 17/05/2019

Distance from Property: 287m



1/7 GORDON ST, FOOTSCRAY, VIC 3011  2  1  1

Sale Price

\$320,000

Sale Date: 06/05/2019

Distance from Property: 316m



This report has been compiled on 02/10/2019 by Sweeney Inner West. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.