

STATEMENT OF INFORMATION

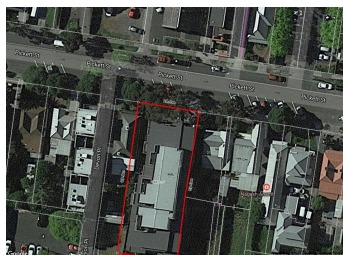
14/23 PICKETT STREET, FOOTSCRAY, VIC 3011

PREPARED BY DEAN JOHNSON, SWEENEY ESTATE AGENTS YARRAVILLE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

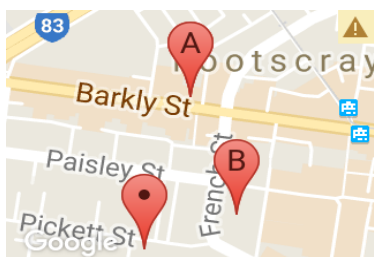
14/23 PICKETT STREET, FOOTSCRAY, VIC  3  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$440,000 to \$480,000**

Provided by: Dean Johnson, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$405,000

01 April 2017 to 31 March 2018

Provided by: 

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.



33 CIRQUE DR, FOOTSCRAY, VIC 3011

 2  1  1

Sale Price

***\$475,000**

Sale Date: 14/04/2018

Distance from Property: 283m



927/18 ALBERT ST, FOOTSCRAY, VIC

 2  2  1

Sale Price

***\$467,000**

Sale Date: 07/04/2018

Distance from Property: 163m



28 CIRQUE DR, FOOTSCRAY, VIC 3011

 2  1  1

Sale Price

***\$470,000**

Sale Date: 24/02/2018

Distance from Property: 283m

This report has been compiled on 02/05/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

14/23 PICKETT STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$440,000 to \$480,000

Median sale price

Median price

\$405,000

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
33 CIRQUE DR, FOOTSCRAY, VIC 3011	*\$475,000	14/04/2018
927/18 ALBERT ST, FOOTSCRAY, VIC 3011	*\$467,000	07/04/2018
28 CIRQUE DR, FOOTSCRAY, VIC 3011	*\$470,000	24/02/2018