



2 1 1

Rooms:
Property Type: Apartment
Land Size:
 Agent Comments

Indicative Selling Price
 \$410,000 - \$450,000
Median Unit Price
 Year ending March 2017: \$440,500

Comparable Properties



11/44 Everard St FOOTSCRAY 3011 (REI/VG) Agent Comments

2 1 1

Price: \$431,000
Method: Sold Before Auction
Date: 28/11/2016
Rooms: 4
Property Type: Apartment
Land Size:



2/155 Gordon St FOOTSCRAY 3011 (REI/VG) Agent Comments

2 1 1

Price: \$455,000
Method: Auction Sale
Date: 10/12/2016
Rooms: 4
Property Type: Apartment
Land Size:



5/28 Eleanor St FOOTSCRAY 3011 (VG) Agent Comments

2 - -

Price: \$485,000
Method: Sale
Date: 17/01/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)
Land Size:

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

8/102 Cross Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$440,500

Unit

X

Suburb

West 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
11/44 Everard St FOOTSCRAY 3011	\$431,000	28/11/2016
2/155 Gordon St FOOTSCRAY 3011	\$455,000	10/12/2016
5/28 Eleanor St FOOTSCRAY 3011	\$485,000	17/01/2017