



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median House Price
 March quarter 2017: \$888,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. There is a lack of available comparable sales - vacant land is hard to come by in the Inner Suburbs

Comparable Properties



1a White St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 06/02/2017
Rooms: -
Property Type: Land (Res)
Land Size: 220 sqm approx

36a Mitchell St MARIBYRNONG 3032 (VG)

Agent Comments



Price: \$325,000
Method: Sale
Date: 19/02/2017
Rooms: -
Property Type: Land
Land Size: 348 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. There is a lack of available comparable sales - vacant land is hard to come by in the Inner Suburbs

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

21a Liverpool Street, Footscray Vic 3011

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$440,000

Median sale price

Median price \$888,000

House X

Suburb Footscray

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.