

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



117 CRESWICK STREET, FOOTSCRAY, VIC 2 1 1

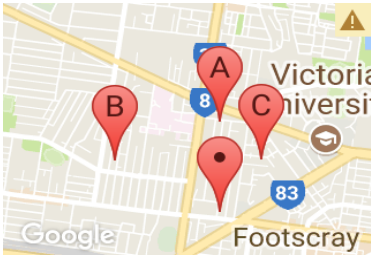
Indicative Selling Price

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

Single Price: **\$800,000**

Provided by: Danielle Simone, Sweeney Estate Agents Footscray

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (House)

\$820,000

01 January 2017 to 30 June 2017

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.



9 JERROLD ST, FOOTSCRAY, VIC 3011

2 1 2

Sale Price

\$812,000

Sale Date: 25/02/2017

Distance from Property: 649m



24 DUDLEY ST, FOOTSCRAY, VIC 3011

2 1 -

Sale Price

\$850,000

Sale Date: 20/02/2017

Distance from Property: 779m



13 WHITE ST, FOOTSCRAY, VIC 3011

2 1 -

Sale Price

\$850,000

Sale Date: 16/01/2017

Distance from Property: 466m



This report has been compiled on 05/09/2017 by Sweeney Estate Agents Footscray. Property Data Solutions Pty Ltd 2017 - 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

117 CRESWICK STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Single Price: \$800,000

Median sale price

Median price \$820,000

House

Unit

Suburb

FOOTSCRAY

Period 01 January 2017 to 30 June 2017

Source

pricfinder

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
9 JERROLD ST, FOOTSCRAY, VIC 3011	\$812,000	25/02/2017
24 DUDLEY ST, FOOTSCRAY, VIC 3011	\$850,000	20/02/2017
13 WHITE ST, FOOTSCRAY, VIC 3011	\$850,000	16/01/2017