

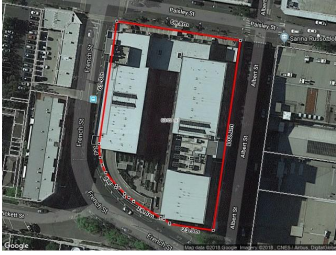
STATEMENT OF INFORMATION

1004/59 PAISLEY STREET, FOOTSCRAY, VIC

PREPARED BY NIELS GERAERTS, SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1004/59 PAISLEY STREET, FOOTSCRAY,



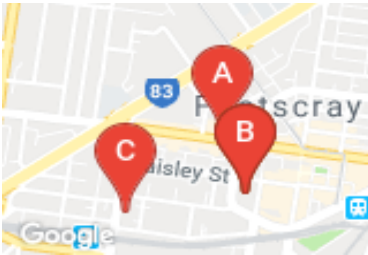
Indicative Selling Price

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

Price Range: **null**

Provided by: niels geraerts, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$419,875

01 July 2017 to 30 June 2018

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.



33 CIRQUE DR, FOOTSCRAY, VIC 3011



Sale Price

\$475,000

Sale Date: 26/03/2018

Distance from Property: 224m



927/18 ALBERT ST, FOOTSCRAY, VIC 3011



Sale Price

\$467,500

Sale Date: 07/04/2018

Distance from Property: 0m



104/41 VICTORIA ST, FOOTSCRAY, VIC 3011



Sale Price

****\$450,000**

Sale Date: 05/06/2018

Distance from Property: 395m



This report has been compiled on 03/08/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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631/18 ALBERT ST, FOOTSCRAY, VIC 3011

 2  2  1

Sale Price

***\$478,000**

Sale Date: 09/07/2018

Distance from Property: 0m



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

1004/59 PAISLEY STREET, FOOTSCRAY, VIC

Indicative selling price

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

Price Range:

null

Median sale price

Median price

\$419,875

House

Unit

X

Suburb

FOOTSCRAY

Period

01 July 2017 to 30 June 2018

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
33 CIRQUE DR, FOOTSCRAY, VIC 3011	\$475,000	26/03/2018
927/18 ALBERT ST, FOOTSCRAY, VIC 3011	\$467,500	07/04/2018
104/41 VICTORIA ST, FOOTSCRAY, VIC 3011	**\$450,000	05/06/2018
631/18 ALBERT ST, FOOTSCRAY, VIC 3011	*\$478,000	09/07/2018