

# Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between \$\*  & \$

## Median sale price

(\*Delete house or unit as applicable)

Median price \$  \*House  \*Unit  Suburb

Period - From  to  Source

## Comparable property sales

A\* 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
1	\$	
2	\$	
3	\$	

20/07/2017

SEDDON

94 Charles Street  
9689 9000

FOOTSCRAY

273 Barkly Street  
9687 1344

DEER PARK

93 Station Road  
9363 6333

22 Carmichael Street, West Footscray Vic 3012



4 1 1

**Rooms:**

**Property Type:** House

**Land Size:** 365 sqm approx

**Agent Comments**

Good and clean home in great location

**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

June quarter 2017: \$930,000

## Comparable Properties



**18 Clive St WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 530 sqm approx



**106 Summerhill Rd WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 329 sqm approx



**16 Dove St WEST FOOTSCRAY 3012 (REI)**

**Agent Comments**

3 - -

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House (Res)