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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

2B Everard Street Footscray VIC 3011

### 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 \$755,000 & \$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$407,750 \*House  \*Unit X Suburb Footscray

Period-from 01 Jul 2018 to 30 Jun 2019 Source Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
39 Beaurepaire Parade Footscray VIC 3011	\$820,000	21-Jul-18
1B Glamis Road West Footscray VIC 3012	\$800,000	05-May-18
1C Glamis Road West Footscray VIC 3012	\$805,000	05-Jun-18

OR

**B\*** ~~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 6 months.~~

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**39 Beaurepaire Parade Footscray VIC 3011**

3 2 2

Sold Price

**\$820,000**

Sold Date

**21-Jul-18**

Distance

**0.61km**



**1B Glamis Road West Footscray VIC 3012**

3 2 2

Sold Price

**\$800,000**

Sold Date

**05-May-18**

Distance

**1.51km**



**1C Glamis Road West Footscray VIC 3012**

3 2 2

Sold Price

**\$805,000**

Sold Date

**05-Jun-18**

Distance

**1.51km**

RS = Recent sale

UN = Undisclosed Sale

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