

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

29/91 Moreland Street, Footscray, VIC 3011

INDICATIVE SELLING PRICE

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

Range Between \$650,000 & \$700,000

MEDIAN SALE PRICE

Median price \$898,000 | Unit | Footscray (3011)

Period - From 1 August 2017 to 1 July 2018 | Source - CoreLogic

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
28/91 MORELAND STREET, FOOTSCRAY VIC 3011	\$700,000	13/12/2017
4/35 BALLARAT ROAD, FOOTSCRAY VIC 3011	\$715,000	17/03/2018
17/2 BALLARAT ROAD, FOOTSCRAY VIC 3011	\$652,000	26/05/2018