

# LJ Hooker

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

5/13 Nicholson Street, Footscray

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$470,000

&

\$495,000

### Median sale price

Median price

\$395,000

House

Unit



Suburb

Footscray

Period - From

July 2016

to

June 2017

Source

RP Data Core Logic

### Comparable 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.

#### Comparable #1

Address	3/13 Nicholson Street, Footscray		
Sale Price	\$477,000	Date of Sale	03/03/2017

#### Comparable #2

Address	19/44 Everard Street, Footscray		
Sale Price	\$440,000	Date of Sale	15/07/2017

#### Comparable #3

Address	13/8-18 Whitehall Street, Footscray		
Sale Price	\$460,000	Date of Sale	25/03/2017

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