



# STATEMENT OF INFORMATION

28 ELPHINSTONE STREET, WEST FOOTSCRAY, VIC-3012

PREPARED BY JIM CHRISTOU, HARCOURTS FOOTSCRAY

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**28 ELPHINSTONE STREET, WEST**

5 2 5

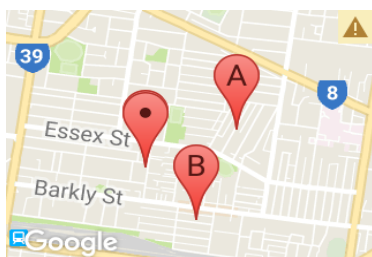
Indicative Selling Price

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

Single Price: **\$1,150,000**

Provided by: Jim Christou, Harcourts Footscray

## MEDIAN SALE PRICE



**WEST FOOTSCRAY, VIC, 3012**

Suburb Median Sale Price (House)

**\$855,000**

01 July 2016 to 30 June 2017

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.



**35 KHARTOUM ST, WEST FOOTSCRAY, VIC**

3 2 1

Sale Price

**\$1,200,000**

Sale Date: 25/02/2017

Distance from Property: 655m



**18 CLIVE ST, WEST FOOTSCRAY, VIC 3012**

4 2 4

Sale Price

**\*\$1,070,000**

Sale Date: 25/03/2017

Distance from Property: 496m



**24 ELPHINSTONE ST, WEST FOOTSCRAY, VIC**

4 1 2

Sale Price

**\*\$1,300,000**

Sale Date: 29/07/2017

Distance from Property: 15m



This report has been compiled on 04/08/2017 by Harcourts Footscray. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

28 ELPHINSTONE STREET, WEST FOOTSCRAY, VIC 3012

### Indicative selling price

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

Single Price: \$1,150,000

### Median sale price

Median price

\$855,000

House

Unit

Suburb

WEST FOOTSCRAY

Period

01 July 2016 to 30 June 2017

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
35 KHARTOUM ST, WEST FOOTSCRAY, VIC 3012	\$1,200,000	25/02/2017
18 CLIVE ST, WEST FOOTSCRAY, VIC 3012	*\$1,070,000	25/03/2017
24 ELPHINSTONE ST, WEST FOOTSCRAY, VIC 3012	*\$1,300,000	29/07/2017