

STATEMENT OF INFORMATION

41 DROOP STREET, FOOTSCRAY, VIC

PREPARED BY DU VAN NGUYEN, HARCOURTS FOOTSCRAY, PHONE: 0414 559 588



Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



41 DROOP STREET, FOOTSCRAY, VIC

6 3 1

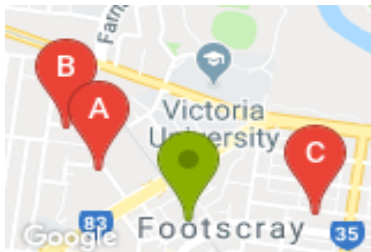
Indicative Selling Price

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

Price Range: **\$1.3M to \$1.35M**

Provided by: Du Van Nguyen, Harcourts Footscray

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (House)

\$880,000

01 July 2017 to 30 June 2018

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.



15 CENTRAL AVE, FOOTSCRAY, VIC 3011

4 1 3

Sale Price

***\$1,320,000**

Sale Date: 07/06/2018

Distance from Property: 339m



27 WHITE ST, FOOTSCRAY, VIC 3011

3 1 3

Sale Price

****\$1,165,000**

Sale Date: 05/06/2018

Distance from Property: 511m



51 NEWELL ST, FOOTSCRAY, VIC 3011

3 1 1

Sale Price

\$1,225,000

Sale Date: 09/12/2017

Distance from Property: 414m



This report has been compiled on 25/07/2018 by Harcourts Footscray. Property Data Solutions Pty Ltd 2018 - 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

Property offered for

Address
Including suburb and

Indicative selling price

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

Price Range:

Median sale price

Median price

House

Unit

Suburb

Period

Source



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	Price	Date of sale
15 CENTRAL AVE, FOOTSCRAY, VIC 3011	*\$1,320,000	07/06/2018
27 WHITE ST, FOOTSCRAY, VIC 3011	**\$1,165,000	05/06/2018
51 NEWELL ST, FOOTSCRAY, VIC 3011	\$1,225,000	09/12/2017