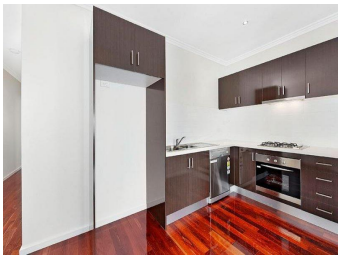
STATEMENT OF INFORMATION

6/38 GEELONG ROAD, FOOTSCRAY, VIC 3011

PREPARED BY NIELS GERAERTS, SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/38 GEELONG ROAD, FOOTSCRAY, VIC

2 1 1

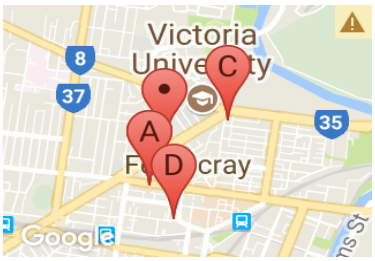
Indicative Selling Price

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

Price Range: **$480,000 to $520,000**

Provided by: niels geraerts, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

$405,000

01 July 2017 to 31 December 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.



401/277 BARKLY ST, FOOTSCRAY, VIC 3011

2 1 1

Sale Price

***$505,000**

Sale Date: 12/10/2017

Distance from Property: 321m

A



402/277 BARKLY ST, FOOTSCRAY, VIC 3011

2 1 1

Sale Price

$492,000

Sale Date: 18/08/2017

Distance from Property: 321m

B



5/13 NICHOLSON ST, FOOTSCRAY, VIC 3011

2 1 1

Sale Price

$505,000

Sale Date: 16/08/2017

Distance from Property: 445m

C

This report has been compiled on 22/02/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



10/20 FRENCH ST, FOOTSCRAY, VIC 3011

3 1 1

Sale Price

***$517,000**

Sale Date: 13/12/2017

Distance from Property: 547m

This report has been compiled on 22/02/2018 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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	6/38 GEELONG ROAD, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:	$480,000 to $520,000

Median sale price

Median price	$405,000	House		Unit	X	Suburb	FOOTSCRAY
Period	01 July 2017 to 31 December 2017	Source	pricefinder				

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
401/277 BARKLY ST, FOOTSCRAY, VIC 3011	*$505,000	12/10/2017
402/277 BARKLY ST, FOOTSCRAY, VIC 3011	$492,000	18/08/2017
5/13 NICHOLSON ST, FOOTSCRAY, VIC 3011	$505,000	16/08/2017
10/20 FRENCH ST, FOOTSCRAY, VIC 3011	*$517,000	13/12/2017