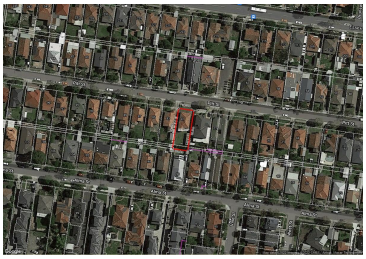
STATEMENT OF INFORMATION

81 PITT STREET, WEST FOOTSCRAY, VIC 3012

PREPARED BY SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



81 PITT STREET, WEST FOOTSCRAY, VIC

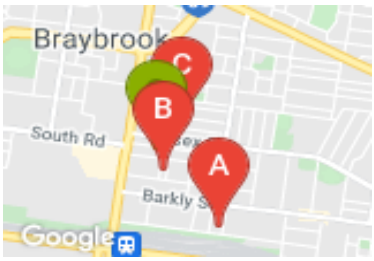
3 1 3

Indicative Selling Price

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

Single Price: **$895,000**

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (House)

$955,000

01 January 2021 to 31 December 2021

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.



16 FIRST ST, WEST FOOTSCRAY, VIC 3012

3 1 2

Sale Price

***$1,175,000**

Sale Date: 11/12/2021

Distance from Property: 688m

A



14 WEST ST, WEST FOOTSCRAY, VIC 3012

3 1 1

Sale Price

***$1,250,000**

Sale Date: 06/12/2021

Distance from Property: 148m

B



38 WELLINGTON ST, WEST FOOTSCRAY, VIC

3 2 2

Sale Price

***$1,275,000**

Sale Date: 04/12/2021

Distance from Property: 244m

C

This report has been compiled on 11/01/2022 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	81 PITT STREET, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Single Price:	$895,000

Median sale price

Median price	$955,000	Property type	House	Suburb	WEST FOOTSCRAY
Period	01 January 2021 to 31 December 2021	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
16 FIRST ST, WEST FOOTSCRAY, VIC 3012	*$1,175,000	11/12/2021
14 WEST ST, WEST FOOTSCRAY, VIC 3012	*$1,250,000	06/12/2021
38 WELLINGTON ST, WEST FOOTSCRAY, VIC 3012	*$1,275,000	04/12/2021

This Statement of Information was prepared on: 11/01/2022