SWEENEY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16/204 BALLARAT ROAD, FOOTSCRAY,

2 1 1

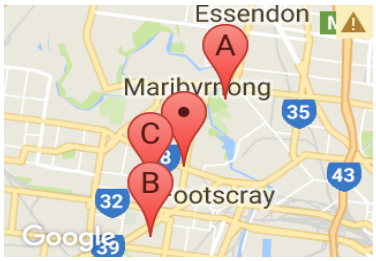
Indicative Selling Price

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

Price Range: **$245,000 to $255,000**

Provided by: Tracey Dean, Sweeney Estate Agents Footscray

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

$369,000

01 April 2017 to 30 September 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.



1/25 HAROLD ST, ASCOT VALE, VIC 3032

2 1 1

Sale Price

$260,000

Sale Date: 06/07/2017

Distance from Property: 2.2km A



3/35 KINGSVILLE ST, KINGSVILLE, VIC 3012

2 1 1

Sale Price

$215,000

Sale Date: 22/04/2017

Distance from Property: 2.2km B



3/12 MARKET ST, WEST FOOTSCRAY, VIC 3012

2 1 1

Sale Price

$235,000

Sale Date: 17/08/2017

Distance from Property: 1.1km C

This report has been compiled on 19/10/2017 by Sweeney Estate Agents Footscray. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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