STATEMENT OF INFORMATION

33 WATTLE STREET, WEST FOOTSCRAY, VIC 3012

PREPARED BY DEAN JOHNSON, SWEENEY ESTATE AGENTS YARRAVILLE

SWEENEY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 WATTLE STREET, WEST FOOTSCRAY, 2 1 2

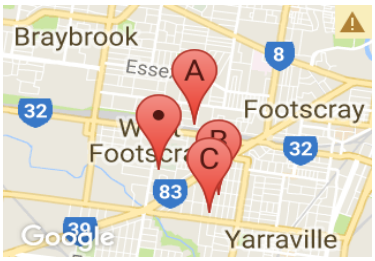
Indicative Selling Price

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

Price Range: **$1,050,000 to $1,150,000**

Provided by: Dean Johnson, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (House)

$967,500

01 October 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.



118 CROSS ST, WEST FOOTSCRAY, VIC 3012 2 1 1

Sale Price

$1,150,000

Sale Date: 12/12/2017

Distance from Property: 804m A



70 CORONATION ST, KINGSVILLE, VIC 3012 2 2 1

Sale Price

$1,135,000

Sale Date: 02/12/2017

Distance from Property: 858m B



108 WALES ST, KINGSVILLE, VIC 3012 2 1 1

Sale Price

$1,145,000

Sale Date: 11/11/2017

Distance from Property: 909m C

This report has been compiled on 19/03/2018 by Sweeney Estate Agents Yarraville. 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 1980

Property offered for sale

Address Including suburb and postcode	33 WATTLE STREET, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Price Range:	$1,050,000 to $1,150,000

Median sale price

Median price	$967,500	House	X	Unit		Suburb	WEST FOOTSCRAY
Period	01 October 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
118 CROSS ST, WEST FOOTSCRAY, VIC 3012	$1,150,000	12/12/2017
70 CORONATION ST, KINGSVILLE, VIC 3012	$1,135,000	02/12/2017
108 WALES ST, KINGSVILLE, VIC 3012	$1,145,000	11/11/2017