

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
 (\*Delete single price or range as applicable)

~~Single price~~ \$  or range between \$730,000 &  \$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median price  \$766,000 \*House  \*unit  Suburb or locality  WEST FOOTSCRAY  
 Period - From  1 JAN 2019 to  31 MAR 2019 Source  REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/~~five kilometres~~\* of the property for sale in the last six months/~~18 months~~\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 4/672 BARKLY STREET, WEST FOOTSCRAY	\$840,000	1 APRIL 2019
2. 4/30 PALMERSTON STREET, WEST FOOTSCRAY	\$745,000	14 FEB 2019
3. 1/10 SWAN STREET, FOOTSCRAY	\$708,000	28 NOV 2018

OR

B\* ~~Either~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.

~~Or~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.

(\*Delete as applicable)