

STATEMENT OF INFORMATION

18 HOPKINS STREET, FOOTSCRAY, VIC 3011

PREPARED BY NIELS GERAERTS, SWEENEY ESTATE AGENTS YARRAVILLE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 HOPKINS STREET, FOOTSCRAY, VIC

2 2 1

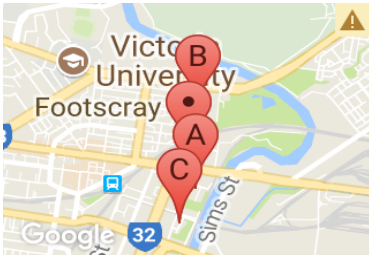
Indicative Selling Price

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

Price Range: \$900,000 to \$950,000

Provided by: niels geraerts, Sweeney Estate Agents Yarraville

MEDIAN SALE PRICE



FOOTSCRAY, VIC, 3011

Suburb Median Sale Price (Unit)

\$391,500

01 January 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.



401/21 MORELAND ST, FOOTSCRAY, VIC 3011

3 2 2

Sale Price

\$970,000

Sale Date: 27/10/2017

Distance from Property: 236m



15 GREER ST, FOOTSCRAY, VIC 3011

3 2 1

Sale Price

\$1,000,000

Sale Date: 22/07/2017

Distance from Property: 338m



18/55 MORELAND ST, FOOTSCRAY, VIC 3011

3 2 2

Sale Price

\$855,000

Sale Date: 17/06/2017

Distance from Property: 489m



This report has been compiled on 16/03/2018 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

18 HOPKINS STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range: \$900,000 to \$950,000

Median sale price

Median price \$391,500

House

Unit

Suburb

FOOTSCRAY

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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
401/21 MORELAND ST, FOOTSCRAY, VIC 3011	\$970,000	27/10/2017
15 GREER ST, FOOTSCRAY, VIC 3011	\$1,000,000	22/07/2017
18/55 MORELAND ST, FOOTSCRAY, VIC 3011	\$855,000	17/06/2017