

63 Swan Street, Footscray Vic 3011



2 Bed 1 Bath 1 Car

Property Type: House

Indicative Selling Price

\$980,000 - \$1,020,000

Median House Price

Year ending March 2018: \$935,000

Agent Comments: Weatherboard single front home with back yard

Comparable Properties



50 Ofarrell Street, Yarraville 3013 (REI)

2 Bed 1 Bath

Price: \$1,112,000

Method: Sold Before Auction

Date: 26/05/2018

Property Type: House

Land Size: 223 sqm approx.

Agent Comments: Single front home on smaller block, with private courtyard and hard wood floors



22 Berry Street, Yarraville 3013 (REI)

2 Bed 1 Bath

Price: \$1,090,000

Method: Sold Before Auction

Date: 05/04/2018

Property Type: House (Res)

Land Size: 180 sqm approx.

Agent Comments: Single front home on smaller block, with private courtyard



15 Marcus Avenue, West Footscray 3012 (VG)

3 Bed 2 Bath

Price: \$950,000

Method: Sale

Date: 25/04/2018

Property Type: House (Res)

Land Size: 465 sqm approx.

Agent Comments: Weatherboard home on a larger block with a big rear yard

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*

Property offered for sale

Address
Including suburb or locality and postcode

63 Swan Street, Footscray Vic 3011

Indicative selling price

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

Range between \$980,000 & \$1,020,000

Median sale price

Median price \$935,000 House Suburb Footscray

Period - From 01/04/2017 to 31/03/2018 Source REIV

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
50 Ofarrell Street, YARRAVILLE 3013	\$1,112,000	26/05/2018
22 Berry Street, YARRAVILLE 3013	\$1,090,000	05/04/2018
15 Marcus Avenue, WEST FOOTSCRAY 3012	\$950,000	25/04/2018