

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**8/108 RUPERT STREET, WEST**

2
 1
 1

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$319,500**

Provided by: Tracey Dean, Sweeney Estate Agents Footscray

MEDIAN SALE PRICE

**WEST FOOTSCRAY, VIC, 3012****Suburb Median Sale Price (Unit)****\$379,500**

01 October 2016 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.

**6/13 BEAUMONT PDE, WEST FOOTSCRAY, VIC**

2
 1
 1

Sale Price***\$325,000**

Sale Date: 23/10/2017

Distance from Property: 1.1km

**14 RUPERT ST, WEST FOOTSCRAY, VIC 3012**

2
 1
 1

Sale Price***\$315,000**

Sale Date: 28/09/2017

Distance from Property: 666m

**20/22 BLANDFORD ST, WEST FOOTSCRAY, VIC**

2
 1
 1

Sale Price***\$322,000**

Sale Date: 01/07/2017

Distance from Property: 818m



This report has been compiled on 13/12/2017 by Sweeney Estate Agents Footscray. Property Data Solutions Pty Ltd 2017 - 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

8/108 RUPERT STREET, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Single Price: \$319,500

Median sale price

Median price

\$379,500

House

Unit

X


Suburb

WEST FOOTSCRAY

Period

01 October 2016 to 30 September 2017

Source



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
6/13 BEAUMONT PDE, WEST FOOTSCRAY, VIC 3012	*\$325,000	23/10/2017
14 RUPERT ST, WEST FOOTSCRAY, VIC 3012	*\$315,000	28/09/2017
20/22 BLANDFORD ST, WEST FOOTSCRAY, VIC 3012	*\$322,000	01/07/2017