

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/140 Rupert Street, West Footscray Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$560,000

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

West Footscray

Period - From

11/11/2019

to

10/11/2020

Source

REIV

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

**A\*** 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
1	1/92 Roberts St WEST FOOTSCRAY 3012	\$615,000	14/09/2020
2	5/140 Rupert St WEST FOOTSCRAY 3012	\$590,000	05/08/2020
3	4/92 Roberts St WEST FOOTSCRAY 3012	\$590,000	15/09/2020

**OR**

~~**B\*** 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.~~

This Statement of Information was prepared on:

11/11/2020 15:33

4/140 Rupert Street, West Footscray Vic 3012

**hockingstuart**

Stephen Simmonds

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**Indicative Selling Price**

\$560,000

**Median Unit Price**

11/11/2019 - 10/11/2020: \$590,000



2 1 1

**Rooms:** 3

**Property Type:** Townhouse  
(Single)

**Land Size:** 89 sqm approx

**Agent Comments**

2 bedroom, 1 bathroom, lock-up garage townhouse.

## Comparable Properties

**1/92 Roberts St WEST FOOTSCRAY 3012 (VG)**

**Agent Comments**

2 - -

2 bedroom, 1 bathroom townhouse/apartment.  
Newer build, but reverse living and slightly denser.

**Price:** \$615,000

**Method:** Sale

**Date:** 14/09/2020

**Property Type:** Flat/Unit/Apartment (Res)



**5/140 Rupert St WEST FOOTSCRAY 3012  
(REI/VG)**

**Agent Comments**

2 1 1

Next door. 2 bedroom, 1 bathroom, lock-up garage. More renovated.

**Price:** \$590,000

**Method:** Private Sale

**Date:** 05/08/2020

**Property Type:** Townhouse (Single)



**4/92 Roberts St WEST FOOTSCRAY 3012  
(REI/VG)**

**Agent Comments**

2 1 1

2 bedroom, 1 bathroom townhouse/apartment.  
Newer build, but reverse living and slightly denser.

**Price:** \$590,000

**Method:** Private Sale

**Date:** 15/09/2020

**Property Type:** Townhouse (Single)

**Account** - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.