

# 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

8/140 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)

Range between \$650,000 & \$680,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb West Footscray

Period - From 15/12/2019 to 14/12/2020 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	2/8 Waratah St WEST FOOTSCRAY 3012	\$700,000	30/07/2020
2	1/8 Waratah St WEST FOOTSCRAY 3012	\$689,000	08/07/2020
3	5/8 Waratah St WEST FOOTSCRAY 3012	\$653,000	22/06/2020

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:

15/12/2020 16:24



**Rooms:** 4

**Property Type:** Townhouse

**Land Size:** 126 sqm approx

Agent Comments

## Comparable Properties



**2/8 Waratah St WEST FOOTSCRAY 3012 (VG)**



**Price:** \$700,000

**Method:** Sale

**Date:** 30/07/2020

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

Agent Comments

Double storey unit apart of a development, BC applicable. Newer built, but in a lower priced region of West Footscray. Less usable backyard space.



**1/8 Waratah St WEST FOOTSCRAY 3012 (VG)**



**Price:** \$689,000

**Method:** Sale

**Date:** 08/07/2020

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

Agent Comments

Street facing unit apart of a development, BC applicable. Newer built, but in a lower priced region of West Footscray.



**5/8 Waratah St WEST FOOTSCRAY 3012 (VG)**



**Price:** \$653,000

**Method:** Sale

**Date:** 22/06/2020

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

Agent Comments

Double storey unit apart of a development, BC applicable. Newer built, but in a lower priced region of West Footscray. Less usable backyard space.