

# 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

1/28 Hampton Parade, West Footscray Vic 3012

### Indicative selling price

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

Range between

\$410,000

&

\$451,000

### Median sale price

Median price

\$555,000

Property Type

Unit

Suburb

West Footscray

Period - From

03/04/2024

to

02/04/2025

Source

Property Data

### 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	3/10 Hatfield Ct WEST FOOTSCRAY 3012	\$486,500	13/11/2024
2	3/19 Wattle St WEST FOOTSCRAY 3012	\$455,000	04/10/2024
3			

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:

03/04/2025 16:10

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**Indicative Selling Price**

\$410,000 - \$451,000

**Median Unit Price**

03/04/2024 - 02/04/2025: \$555,000



2 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**3/10 Hatfield Ct WEST FOOTSCRAY 3012 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$486,500

**Method:** Sold Before Auction

**Date:** 13/11/2024

**Property Type:** Unit



**3/19 Wattle St WEST FOOTSCRAY 3012 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 04/10/2024

**Property Type:** Unit

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.

**Account - Trimson Partners** | P: 03 9689 6011 | F: 03 9689 2681