

# 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

5/140 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

\$600,000

### Median sale price

Median price

\$492,500

Property Type

Unit

Suburb

West Footscray

Period - From

01/07/2019

to

30/06/2020

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	3/746 Barkly St WEST FOOTSCRAY 3012	\$651,000	21/04/2020
2	40a Dongola Rd WEST FOOTSCRAY 3012	\$650,000	06/04/2020
3	4/23 Soudan Rd WEST FOOTSCRAY 3012	\$640,000	11/05/2020

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:

21/07/2020 09:43



2 1 1

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 90 sqm approx

**Agent Comments**

2 bedroom townhouse, internally renovated close to public transport.

## Comparable Properties



**3/746 Barkly St WEST FOOTSCRAY 3012 (REI/VG)**

2 1 1

**Price:** \$651,000

**Method:** Private Sale

**Date:** 21/04/2020

**Rooms:** 3

**Property Type:** House

**Agent Comments**

Similar location, lower density, newer build.



**40a Dongola Rd WEST FOOTSCRAY 3012 (REI/VG)**

2 1 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 06/04/2020

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 107 sqm approx

**Agent Comments**

Newer build, no garage, lower density, further from PT.



**4/23 Soudan Rd WEST FOOTSCRAY 3012 (VG)**

2 - -

**Price:** \$640,000

**Method:** Sale

**Date:** 11/05/2020

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

**Agent Comments**

Lower density block, further from PT