Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	5/140 Rupert Street, West Footscray Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Single price \$600,000

Median sale price

Median price	\$492,500	Pro	perty 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

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 comparableproperties 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



hockingstuart

Stephen Simmonds 8387 0555 0498 990 001 ssimmonds@hockingstuart.com.au

> **Indicative Selling Price** \$600,000 **Median Unit Price**

Year ending June 2020: \$492,500

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)





Price: \$651.000 Method: Private Sale Date: 21/04/2020

Rooms: 3

Property Type: House

Agent Comments

Similar location, lower density, newer build.







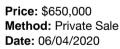




Agent Comments

Newer build, no garage, lower density, further

from PT.



Rooms: 3

Property Type: Townhouse (Res) Land Size: 107 sqm approx



4/23 Soudan Rd WEST FOOTSCRAY 3012 (VG) Agent Comments

= 2





Lower density block, further from PT

Price: \$640,000 Method: Sale Date: 11/05/2020

Property Type: Flat/Unit/Apartment (Res)

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



