

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

1/36 Hampton Parade, West Footscray Vic 3012

Indicative selling price

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

Single price

\$300,000

Median sale price

Median price

\$430,000

House

Unit

X

Suburb

West Footscray

Period - From

01/01/2019

to

31/03/2019

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	20/106-108 Cross St WEST FOOTSCRAY 3012	\$347,000	02/04/2019
2	4/38 Hampton Pde WEST FOOTSCRAY 3012	\$345,000	17/11/2018
3	10/657 Barkly St WEST FOOTSCRAY 3012	\$290,000	26/02/2019

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.



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: 60 sqm approx

Agent Comments

Renovated ground floor flat with two bedrooms

Comparable Properties



20/106-108 Cross St WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: \$347,000

Method: Private Sale

Date: 02/04/2019

Rooms: -

Property Type: Apartment

Agent Comments

Updated two bedroom flat in a higher density block, but closer to PT.



4/38 Hampton Pde WEST FOOTSCRAY 3012 (REI/VG)

2 1 1

Price: \$345,000

Method: Auction Sale

Date: 17/11/2018

Rooms: 3

Property Type: Apartment

Agent Comments

Neighbouring block, more renovated than 36 Hampton but worse position on the street



10/657 Barkly St WEST FOOTSCRAY 3012 (REI/VG)

2 1 1

Price: \$290,000

Method: Private Sale

Date: 26/02/2019

Rooms: 4

Property Type: Unit

Agent Comments

Unrenovated two bedroom flat, closer to PT but on the main road