

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

Date of sale

Generated: 09/05/2019 14:15

#### 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	1/36 Hampton Parade, 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	\$300,000

#### Median sale price

Median price	\$430,000	Hou	Ise	Unit	Х		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

,	areas areas property		2410 01 0410
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.

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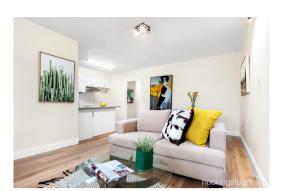


Price

## hockingstuart

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> **Indicative Selling Price** \$300,000 **Median Unit Price** March quarter 2019: \$430,000





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)







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)

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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)

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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

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