

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

12/38 Hampton Parade, West Footscray Vic 3012

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$437,500

House

Unit

X

Suburb

West Footscray

Period - From 01/01/2018

to 31/12/2018

Source REIV

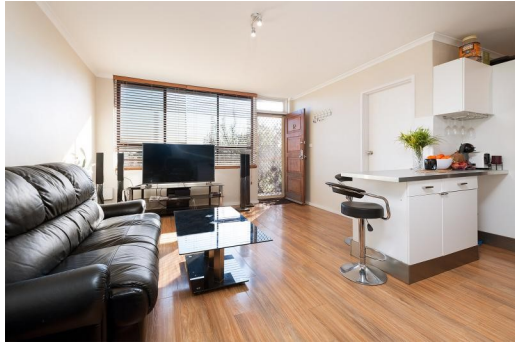
Comparable property sales (*Delete A or B below as applicable)

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	205/30-32 Ashley St WEST FOOTSCRAY 3012	\$367,500	13/10/2018
2	7/106 Cross St WEST FOOTSCRAY 3012	\$365,000	10/10/2018
3	4/38 Hampton Pde WEST FOOTSCRAY 3012	\$345,000	17/11/2018

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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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$325,000

Median Unit Price
 Year ending December 2018: \$437,500

Comparable Properties



205/30-32 Ashley St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$367,500
Method: Auction Sale
Date: 13/10/2018
Rooms: 3
Property Type: Apartment



7/106 Cross St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$365,000
Method: Private Sale
Date: 10/10/2018
Rooms: -
Property Type: Apartment



4/38 Hampton Pde WEST FOOTSCRAY 3012 (REI) **Agent Comments**

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Price: \$345,000
Method: Auction Sale
Date: 17/11/2018
Rooms: 3
Property Type: Apartment