

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

1/6 Hatfield Court, West Footscray Vic 3012

Indicative selling price

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

Single price

\$364,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

West Footscray

Period - From

01/10/2020

to

31/12/2020

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	10/3 Lewis St KINGSVILLE 3012	\$375,000	19/10/2020
2	2/36 Hampton Pde WEST FOOTSCRAY 3012	\$360,000	30/11/2020
3	3/100 Rupert St WEST FOOTSCRAY 3012	\$337,500	17/03/2021

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:

01/04/2021 16:34



🛏 2 🚿 1 🚗 1

Property Type: Flat

Agent Comments

Indicative Selling Price

\$364,000

Median Unit Price

December quarter 2020: \$600,000

Comparable Properties



10/3 Lewis St KINGSVILLE 3012 (REI/VG)

Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$375,000

Method: Private Sale

Date: 19/10/2020

Rooms: 3

Property Type: Apartment

2/36 Hampton Pde WEST FOOTSCRAY 3012 (VG)

Agent Comments

🛏 2 🚿 - 🚗 -

Price: \$360,000

Method: Sale

Date: 30/11/2020

Property Type: Strata Unit/Flat



3/100 Rupert St WEST FOOTSCRAY 3012 (REI) Agent Comments

🛏 2 🚿 1 🚗 1

Price: \$337,500

Method: Auction Sale

Date: 17/03/2021

Property Type: Apartment