

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

20/132 Rupert Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$200,000

&

\$210,000

Median sale price

Median price

\$445,000

Property Type

Unit

Suburb

West Footscray

Period - From

01/10/2020

to

30/09/2021

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	2/106 Rupert St WEST FOOTSCRAY 3012	\$410,000	26/06/2021
2	3/213 Gordon St FOOTSCRAY 3011	\$260,000	07/04/2021
3	1/3 Hargreaves Cr BRAYBROOK 3019	\$243,000	09/07/2021

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:

01/10/2021 14:43

20/132 Rupert Street, West Footscray Vic 3012



 1  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$200,000 - \$210,000

Median Unit Price

01/10/2020 - 30/09/2021: \$445,000

Comparable Properties



2/106 Rupert St WEST FOOTSCRAY 3012 (REI) **Agent Comments**

 1  1  1

Double Storey unit

Price: \$410,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Apartment



3/213 Gordon St FOOTSCRAY 3011 (VG)

Agent Comments

 1  -  -

Price: \$260,000
Method: Sale
Date: 07/04/2021
Property Type: Strata Unit/Flat

1/3 Hargreaves Cr BRAYBROOK 3019 (VG)

Agent Comments

 1  -  -

Price: \$243,000
Method: Sale
Date: 09/07/2021
Property Type: Strata Unit/Flat

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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