

## 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

2/36 Hampton Parade West Footscray VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$823,000

Property type

*Flat*  
~~House~~

Suburb

West Footscray

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 10/3 Lewis Street Kingsville VIC 3012  | \$375,000 | 19-Oct-20 |
| 9/30 Bishop Street Kingsville VIC 3012 | \$400,000 | 01-Jun-20 |
| 3/20 Edgar Street Kingsville VIC 3012  | \$420,000 | 30-Jun-20 |

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 6 months.

This Statement of Information was prepared on: 02 November 2020



10/3 Lewis Street Kingsville VIC 3012

Sold Price <sup>RS</sup> \$375,000 Sold Date 19-Oct-20

2 1 1

Distance 0.77km



9/30 Bishop Street Kingsville VIC 3012

Sold Price \$400,000 Sold Date 01-Jun-20

1 1 1

Distance 0.86km



3/20 Edgar Street Kingsville VIC 3012

Sold Price \$420,000 Sold Date 30-Jun-20

2 1 1

Distance 0.92km

RS = Recent sale UN = Undisclosed Sale

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