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

28/132 Rupert Street, West Footscray Vic 3012

Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$249,000

Median sale price

Median price	\$460,000	Pro	operty Type Unit	t	Suburb	West Footscray
Period - From	01/01/2019	to	31/12/2019	Sou	rce 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.

Add	dress of comparable property	Price	Date of sale
1	8/90 Roberts St WEST FOOTSCRAY 3012	\$225,000	12/10/2019
2	6/13 Ormond Rd WEST FOOTSCRAY 3012	\$220,000	21/03/2020
3	29/132 Rupert St WEST FOOTSCRAY 3012	\$216,000	16/11/2019

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.

This Statement of Information was prepared on:

31/03/2020 11:35









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$249,000 Median Unit Price Year ending December 2019: \$460,000

Comparable Properties



8/90 Roberts St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$225,000 Method: Auction Sale Date: 12/10/2019 Property Type: Apartment



6/13 Ormond Rd WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$220,000 Method: Auction Sale Date: 21/03/2020 Property Type: Apartment



29/132 Rupert St WEST FOOTSCRAY 3012 (REI)



Price: \$216,000 Method: Auction Sale Date: 16/11/2019 Property Type: Apartment Agent Comments

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.