# 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

| E       |         |         |         |          |           |          | /      |        |
|---------|---------|---------|---------|----------|-----------|----------|--------|--------|
| 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.