## 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	20/132 Rupert Street, West Footscray Vic 3012
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$230,000	&	\$253,000

## Median sale price

Median price	\$343,500	Hou	se	Unit	Х		Suburb	West Footscray
Period - From	01/01/2018	to	31/03/2018		Source	REIV		

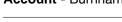
# Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	13/138 Rupert St WEST FOOTSCRAY 3012	\$250,000	26/04/2018
2	22/709 Barkly St WEST FOOTSCRAY 3012	\$250,000	15/03/2018
3	14/697 Barkly St WEST FOOTSCRAY 3012	\$210,000	07/02/2018

#### 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.





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Rooms:

Property Type: Flat Agent Comments

**Indicative Selling Price** \$230,000 - \$253,000 **Median Unit Price** March quarter 2018: \$343,500

# Comparable Properties



13/138 Rupert St WEST FOOTSCRAY 3012

(REI)

**--** 1



Price: \$250,000

Method: Sold Before Auction

Date: 26/04/2018 Rooms: 3

Property Type: Apartment

**Agent Comments** 



22/709 Barkly St WEST FOOTSCRAY 3012

(REI/VG)





Price: \$250.000 Method: Private Sale Date: 15/03/2018

Rooms: 3

Property Type: Apartment

Agent Comments

14/697 Barkly St WEST FOOTSCRAY 3012 (REI/VG)

**—** 1



Price: \$210,000 Method: Private Sale Date: 07/02/2018

Rooms: 2

Property Type: Apartment

**Agent Comments** 

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





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