# hockingstuart

Statement of Information

Stephen Simmonds 8387 0555 0498 990 001 ssimmonds@hockingstuart.com.au

## 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

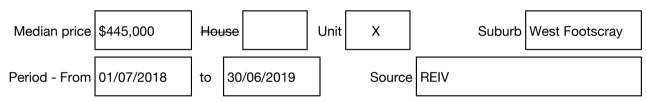
5 1/6 Hatfield Court, West Footscray Vic 3012

#### Indicative selling price

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

Range between	\$320,000	&	\$340,000

#### Median sale price



#### 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	8/15 Kingsville St KINGSVILLE 3012	\$334,000	21/03/2019
2	1/3 Lewis St KINGSVILLE 3012	\$315,000	20/06/2019
3	1/36 Hampton Pde WEST FOOTSCRAY 3012	\$295,000	02/07/2019

#### 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.

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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.





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Rooms: 3 Property Type: Flat Land Size: 55 sqm approx Agent Comments Stephen Simmonds 8387 0555 0498 990 001 ssimmonds@hockingstuart.com.au

Indicative Selling Price \$320,000 - \$340,000 Median Unit Price Year ending June 2019: \$445,000

Updated ground floor flat in a small block of only 6, located in a quiet court location

### **Comparable Properties**

8/15 Kingsville St KINGSVILLE 3012 (VG) 2 2 2 - 2 - 2 - Price: \$334,000 Method: Sale Date: 21/03/2019 Rooms: - Property Type: Serviced Apartment	Agent Comments Bright two bedroom flat, slightly less update than Hatfield with no heating/cooling. In a larger block, but a higher sale price suburb that is Kingsville.
1/3 Lewis St KINGSVILLE 3012 (REI) 2 1 1 1 Price: \$315,000 Method: Sold Before Auction Date: 20/06/2019 Rooms: - Property Type: Apartment	Agent Comments Two bedroom flat, in a higher sale price suburb (Kingsville). Unrenovated internally, but slightly larger than Hatfield.
1/36 Hampton Pde WEST FOOTSCRAY 3012 (REI/VG) 2 1 1 1 Price: \$295,000 Method: Private Sale Date: 02/07/2019 Rooms: - Property Type: Flat	Agent Comments Two bedroom ground floor flat. Same area and similar finishes internally. Located in a larger block than Hatfield (10) and a higher body corp fee (\$2,500 per annum)

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