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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

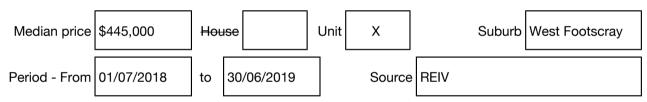
5 1/6 Hatfield Court, West Footscray Vic 3012

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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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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