

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 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

Median price \$445,000 House Unit X Suburb West Footscray

Period - From 01/07/2018 to 30/06/2019 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.

| | 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.



2 1 1

Rooms: 3

Property Type: Flat

Land Size: 55 sqm approx

Agent Comments

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 - -

Price: \$334,000

Method: Sale

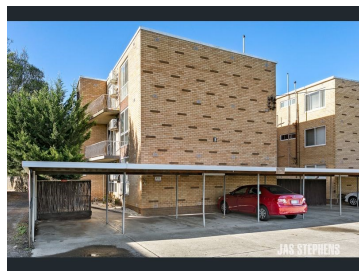
Date: 21/03/2019

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

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

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)