

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

12/13 ALBERTA STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

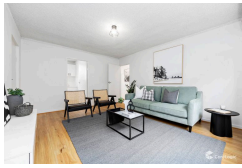
Date of sale

| | | |
|--|-----------|-----------|
| 2/150 RUPERT STREET WEST FOOTSCRAY VIC 3012 | \$388,000 | 26-Aug-23 |
| 301/30 ASHLEY STREET WEST FOOTSCRAY VIC 3012 | \$395,000 | 15-Jul-23 |
| 7/110 RUPERT STREET WEST FOOTSCRAY VIC 3012 | \$360,000 | 15-Sep-23 |

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 6 months.~~

This Statement of Information was prepared on: 16 November 2023



**2/150 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$388,000** Sold Date **26-Aug-23**

Distance **0.23km**



**301/30 ASHLEY STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$395,000** Sold Date **15-Jul-23**

Distance **0.08km**



**7/110 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

2 1 1

Sold Price **\$360,000** Sold Date **15-Sep-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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