

## Statement of Information

### Internet advertising for single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and postcode 4/146 Rupert Street, West Footscray 3012

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Enter a single price or range as applicable)

Single price \$ or range between \$285,000 & \$310,000

#### Median sale price

Median price \$588,000 \*House \*Unit X Suburb West Footscray

Period - From 1/7/17 to 30/9/17 Source REIV

#### Comparable property sales

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. 1/35 Hampton Parade, West Footscray	\$340,000	25/5/17
2. 20/20-22 Blandford Street West Footscray	\$322,000	1/7/17
3. 1/258 Ballarat Road Footscray	\$315,000	22/5/17