

## 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

8/110 RUPERT STREET WEST FOOTSCRAY VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$330,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$548,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Dec 2022

to

30 Nov 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

|   |           |           |
|---|-----------|-----------|
| 3/110 RUPERT STREET WEST FOOTSCRAY VIC 3012 | \$350,000 | 09-Oct-23 |
| 2/1 HAMPTON PARADE WEST FOOTSCRAY VIC 3012  | \$350,000 | 18-Oct-23 |
| 12/101 BALLARAT ROAD MAIDSTONE VIC 3012     | \$340,000 | 13-Dec-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: 19 December 2023



**3/110 RUPERT STREET WEST  
FOOTSCRAY VIC 3012**

2 1 -

Sold Price **\$350,000** Sold Date **09-Oct-23**

Distance **0.02km**



**2/1 HAMPTON PARADE WEST  
FOOTSCRAY VIC 3012**

2 1 -

Sold Price <sup>RS</sup> **\$350,000** Sold Date **18-Oct-23**

Distance **0.97km**



**12/101 BALLARAT ROAD  
MAIDSTONE VIC 3012**

2 1 -

Sold Price <sup>RS</sup> **\$340,000** Sold Date **13-Dec-23**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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